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REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gia Casteel-Brown, Acting Commission Secretary



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DEC 22 2009

A G E N D A

Tuesday, January 5, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business: Continued from December 15, 2009

(a) PUBLIC HEARING TO HEAR ALL PERSONS
INTERESTED IN THE CANDLESTICK
POINT-HUNTERS POINT SHIPYARD PHASE 2
DRAFT ENVIRONMENTAL REPORT

Continued Public Hearing on the Adequacy of the Draft Environmental Impact Report for the Candlestick Point - Hunters Point Shipyard Phase II Development Plan Project; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a 2010-2011 Work Order Agreement with the Mayor's Office of Housing in an amount not to exceed \$285,000, from July 1, 2010 to June 30, 2011, for homeownership assistance activities, Citywide Tax Increment Housing Program. (Resolution No. 156-2009)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

Agenda Items 4(b) and (c) will be presented together, but acted on separately

- (b) Authorizing a First Amended and Restated Ground Lease Agreement with 365 Fulton, L.P., a California limited partnership, to change the base rent amount from \$15,000 annually to \$1 annually, and make certain changes to the ground lease, for the development and operation of 120 very low-income supportive housing rental units at 365 Fulton Street; Citywide Tax Increment Housing Program. (Resolution No. 157-2009)

Action Taken: _____

- (c) Authorizing an Agency Payment Obligation with 365 Fulton L.P., a California limited partnership, to guarantee an amount up to \$12,556,000 in construction loan payments to Citibank, NA, for the development and operation of 120 very low-income supportive housing rental units at 365 Fulton Street; Citywide Tax Increment Housing Program. (Resolution No. 158-2009)

Action Taken: _____

5. **Matters not appearing on Agenda**

6. **Persons wishing to address the members on non-Agenda, but Agency related matters.**

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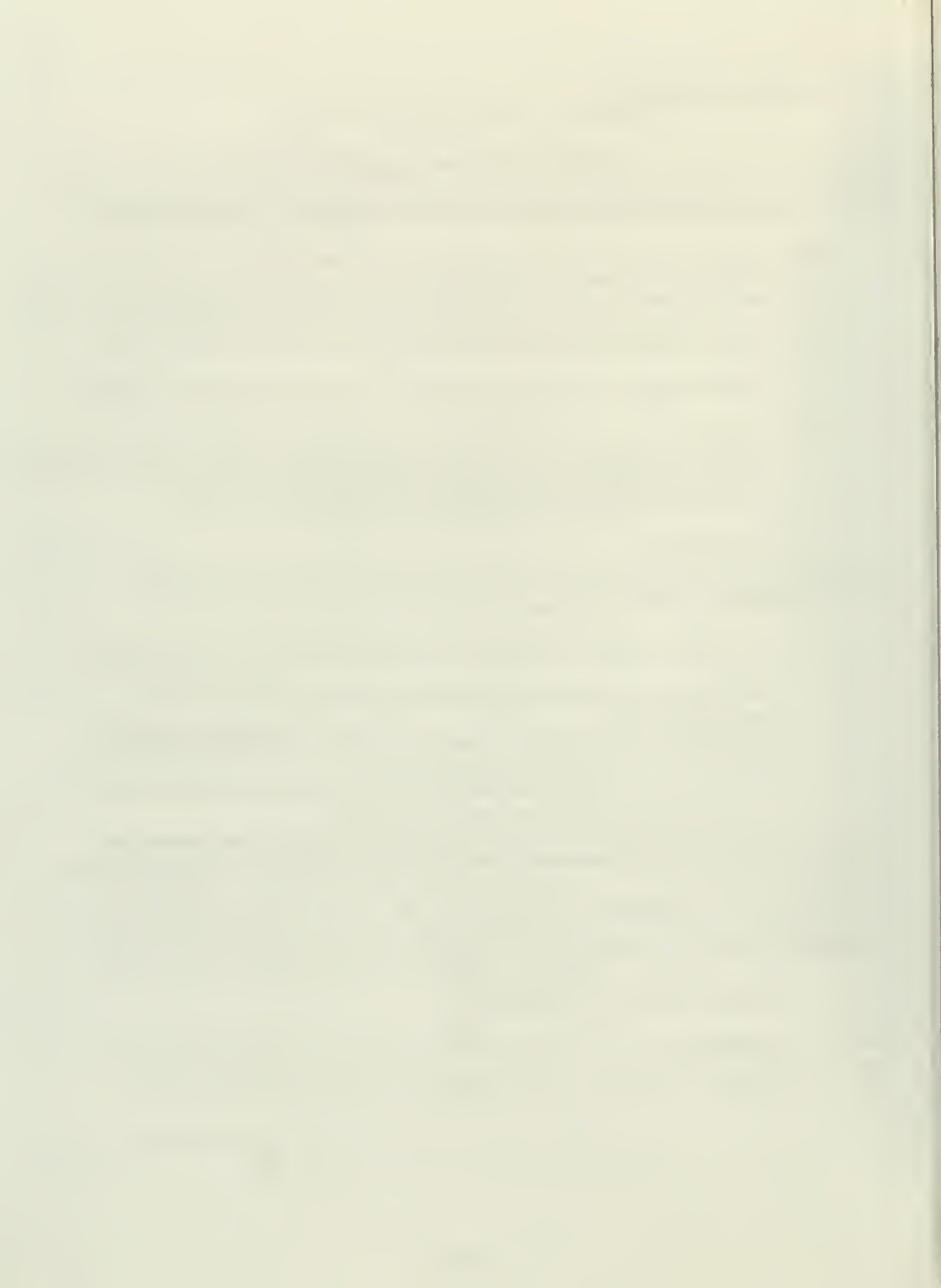
7. **Report of the President**

8. **Report of the Executive Director**

9. **Commissioners' Questions and Matters**

10. **Closed Session**

11. **Adjournment**



REDEVELOPMENT AGENCY of the City and County of San Francisco



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01-15-10A08:24 PLVD

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JAN 15 2010

A G E N D A
Tuesday, January 19, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 10 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Amended and Restated Predevelopment Loan Agreement, Grant Agreement, and Disposition and Development Agreement, each with Berry Street LLC, a California Limited Liability Company, to revise the schedule of performance and to modify the budget related to the development and sales of 131 units of low and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street, also known as Mission Walk (Block N4, Parcel 2 and Block N4a, Parcel 2), Mission Bay North Redevelopment Project Area. (Resolution Nos. 4-2010, 5-2010, 6-2010)

Action Taken: _____

- (b) Authorizing the Executive Director to Apply for and Accept a Grant for a Total Amount not to exceed \$1,430,000 from the U. S. Department of Housing and Urban Development as a part of the Housing Opportunities for Persons with AIDS, Permanent Supportive Housing Program; Housing Opportunities for Persons With AIDS Program (Resolution No. 7-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Workshop on New Market Tax Credits

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Letter Agreement with the Mayor's Office of Economic and Workforce Development to administer the SF Shines Façade and Tenant Improvement Program for a six-month term with one six-month extension option in an amount not to exceed \$492,977; Bayview Hunters Point Redevelopment Project Area (Resolution No. 8-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Letter Agreement with the Office of Economic and Workforce Development to Administer Marketing and Economic Development Programs in the Western Addition Neighborhood for a three-year term in an amount not to exceed \$800,000. (Resolution No. 9-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Workshop on the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project, including the Disposition and Development Agreement and Below Market Housing, Community Benefits and Equal Opportunity and Economic Development Programs and Amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. **Report of the President**
8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session: (a)** Pursuant to Section 54956.9 (a) of the Cal. Government Code: Conference with Legal Counsel regarding Existing Litigation, Fillmore Center Associates v. City and County of San Francisco, San Francisco Redevelopment Agency. Nos. CGC-08-477064 and CGC-08-480768.
11. **Adjournment**

REDEVELOPMENT AGENCY of the City and County of San Francisco



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Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francée Covington
Leroy King

Fred Blackwell, Executive Director
Gia Casteel-Brown, Acting Commission Secretary



01-29-10A10:00 RIVE

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JAN 29 2010

A G E N D A
Tuesday, February 2, 2010 • 4:00 p.m.

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 10 minutes

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- (a) None

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing the incorporation of the San Francisco Community Investment Fund, a California nonprofit public benefit corporation, for the Purpose of Applying for the New Markets Tax Credit Program and authorizing the performance of any and all actions necessary for the formation and organization of the Corporation; All Redevelopment Project Areas (Resolution No. 10-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Disposition and Development Agreement with MSPDI Turk, LLC, a wholly-owned subsidiary of Michael Simmons Property Development, Inc., a California corporation, for the sale of the property at 1345 Turk Street for \$648,000 and for the development of 32 low- and moderate-income ownership units, and adopting environmental findings pursuant to the California Environmental Quality Act: Citywide Tax Increment Housing Program (Resolution No. 11-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

Agenda Items 4(d) and (e) will be presented together, but acted on separately

- (d) Authorizing a Letter Agreement with the Public Utilities Commission of the City and County of San Francisco in an amount not to exceed \$202,139 for installation of street lighting in connection with the South of Market Alleyways Improvement Project: South of Market Redevelopment Project Area (Resolution No. 12-2010)

Action Taken: _____

- (e) Authorizing a Second Amendment to the Letter Agreement with the Department of Public Works of the City and County of San Francisco to increase the budget by an amount not to exceed \$1,065,188, for a total aggregate amount not to exceed \$1,414,188, for construction phase services for the South of Market Alleyways Improvement Project: South of Market Redevelopment Project Area (Resolution No. 13-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Workshop on the Hunters Point Shipyard Phase 2 Candlestick Point Integrated Development Project: Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area

Staff presentation estimated time: 10 minutes

- (g) Workshop and update on the Hunters Point Shipyard Projects funded by the United States Department of Commerce, Economic Development Administration grants: Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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FEB 16 2010

A G E N D A
Tuesday, February 16, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 10 minutes

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- (a) Authorizing the submission of a Design-Build application to the California State Public Works Board to permit the use of a Design-Build procurement for the Community Facilities Demonstration project under California Public Contract Code Section 20688.6; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 14-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Workshop and update on Building 813; Hunters Point Shipyard Redevelopment Project Area.

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Replacement Housing Plan for 113 units planned for demolition in Phase I of the Hunters View revitalization project and acceptance of the vacated portion of Fairfax Street, and adopting environmental findings pursuant to the California Environmental Quality Act, for the Hunters View Housing Development; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 15-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Second Amendment to the Amended and Restated Tax Increment Loan Agreement, and a First Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to modify the schedule of performance and other terms and conditions of the Agreement, and to amend the definition of "Qualifying Homebuyer" to allow households up to 120% Area Median Income to participate in the homebuyer program, related to the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 16-2010)

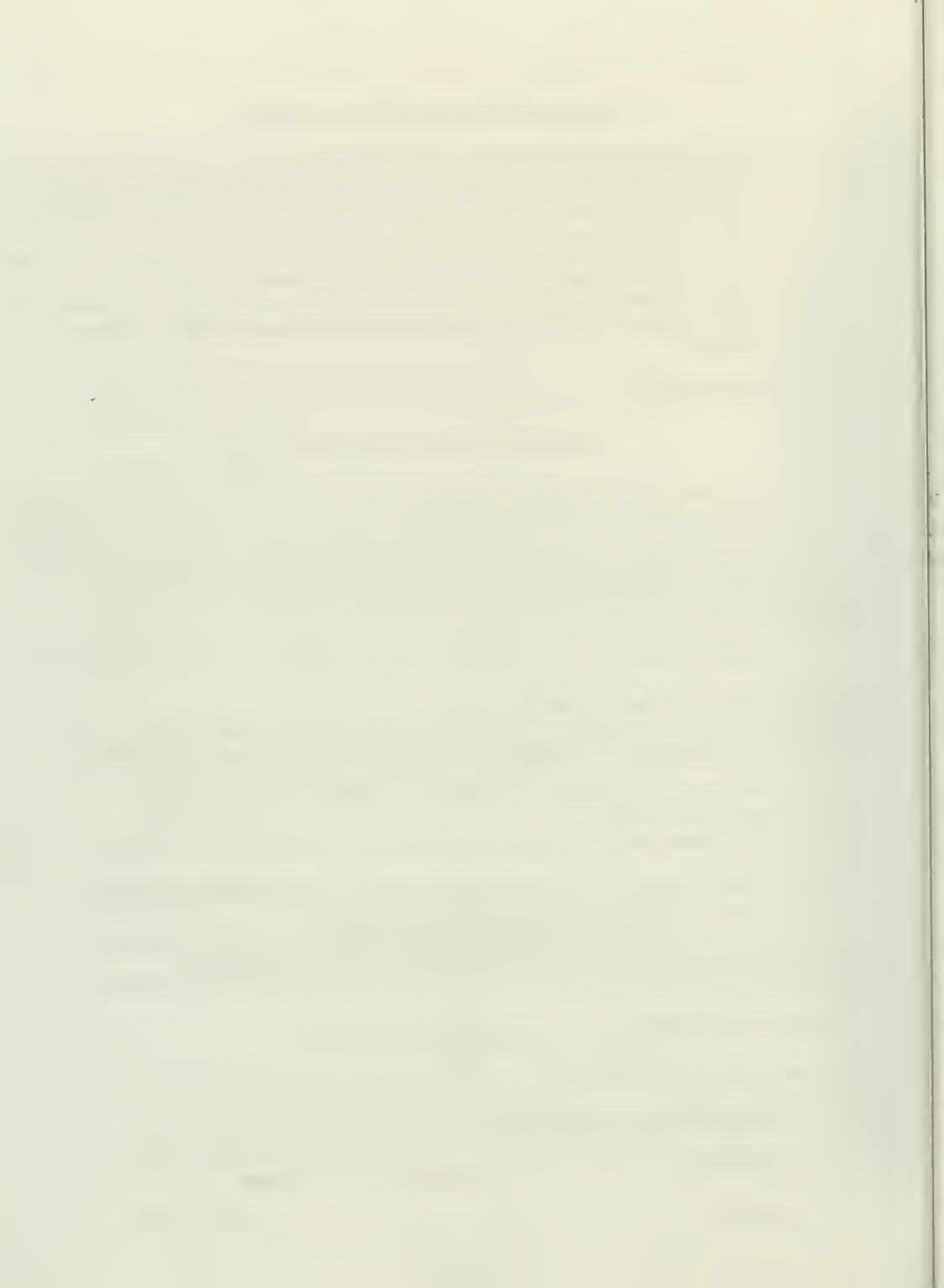
Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Conditionally Approving the Combined Basic Concept and Schematic Design for Bayfront Park Open Space Parcels P23 and P24 in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB; LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 17-2010)

Action Taken: _____

5. **Matters not appearing on Agenda**
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8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session**
11. **Adjournment**



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MAR - 1 2010

A G E N D A
Tuesday, March 2, 2010 • 4:00 p.m.

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2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of December 15, 2009
- (b) Approval of Minutes: Regular Meeting of January 5, 2010

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Letter Agreement with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$600,000 for the Completion of Construction Documents, Capital Improvement Costs and Construction Costs for the Newcomb Avenue Model Block Streetscape Improvements and making findings pursuant to California Health and Safety Code Section 33445: Bayview Hunters Point Redevelopment Project Area. (Resolution No. 18-2010)

Action Taken: _____

AGENDA ITEMS 4(d) AND 4(e) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (d) Approving an Amended and Restated Memorandum of Understanding with The Regents of the University of California, a California public corporation, for the expansion of UCSF facilities in the Mission Bay South Redevelopment Project Area to Block X3, and adopting environmental findings and a statement of overriding considerations pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 19-2010)

Action Taken: _____

- (e) Approving a Disposition and Development Agreement with The Regents of the University of California, a California public corporation, for the purchase of the western portion of Block 7 and for the development of an affordable housing project thereon, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 20-2010)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment



REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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MAR 12 2010

A G E N D A
Tuesday, March 16, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of January 19, 2010
- (b) Approval of Minutes: Regular Meeting of February 2, 2010
- (c) Authorizing the application for Statewide Park Program Grant Funds, of an amount not to exceed \$750,000, for improvements to and renovations of Shoreview Park, located at the northeast corner of Beatrice Lane and Lillian Court. (Resolution No. 18-2010)
- (d) Authorizing the application for Healthy Urban Food Enterprise Development Center grant funds, of an amount not to exceed \$100,000, for physical improvements to Super Save Market, located at 4517 Third Street on the northeast corner of Third Street and McKinnon Street: Bayview Hunters Point Redevelopment Project Area. (Resolution No. 19-2010)
- (e) Authorizing a Second Amendment to the Amended and Restated Predevelopment Loan Agreement, Grant Agreement, and Disposition and Development Agreement, each with Berry Street LLC, a California Limited Liability Company, to expand the definition of eligible household to include households earning up to 120% of Area Median Income, in conjunction with the development and sale of 131 units of low- and moderate-income first-time homeownership housing at 330 Berry Street and 335 Berry Street, Mission Bay North Redevelopment Project Area. (Resolution No. 20-2010)

- (f) Authorizing a First Amendment to the Ground Lease Agreement with the City and County of San Francisco to change the permitted uses and related terms to allow for non-parking uses of a portion of Assessor's parcel 0817, Lot 30, known as Central Freeway Parcel K, and adopting environmental findings and a Statement Of Overriding Considerations pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 21-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (g) Workshop on the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project, including the Transportation Plan and Amendments to the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Plans; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area

Staff presentation estimated time: 10 minutes

- (h) Approving An Amendment of the Agency's Fiscal Year 2009-2010 Budget To: (1) Increase The Amount Of Bond Proceeds To Be Received By The Agency In An Amount Not To Exceed \$28.0 Million; (2) Increase Expenditure Authority By \$28.8 Million, Which Includes \$16.483 Million That Is Borrowed From The Low And Moderate Income Housing Fund (LMIHF), for Payment to the Supplemental Educational Revenue Augmentation Fund (SERAF); And Making Findings That There Are Insufficient Funds From Sources Other Than The LMIHF to Make the SERAF Payment; Establishing A Repayment Obligation In The Amount Of \$16.483 Million to the LMIHF By June 30, 2015; And Amending The Agency's Fiscal Year 2009-10 Statement Of Indebtedness. (Resolution No. 22-2010)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (i) Workshop on the Agency's Fiscal Year 2010/11 Budget

Staff presentation estimated time: 5 minutes

- (j) Authorizing a Personal Services Contract with Twin III Maintenance Company, a sole proprietorship, for a term of one year with two one-year options in an amount not to exceed \$297,022 (including a \$50,000 contingency) to provide cleaning, maintenance and roving site inspection services on an as-needed basis for five Agency-owned properties; All Redevelopment Project Areas and City-Wide Housing Sites. (Resolution No. 23-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Authorizing a Disposition and Development Agreement with Hunters View Associates, L.P., for the real property located at the Southeast corner of Fairfax and Keith Streets, Assessor's Block 4720, Lot 27 (a portion), subject to a final McEnerney judgment by the San Francisco Superior Court, and in conjunction with the development of 83 units of very low income rental housing, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 24-2010)

Action Taken: _____

5. Matters not appearing on Agenda

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
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APR - 2 2010

A G E N D A
Tuesday April 6, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of February 16, 2010
- (b) Approval of Minutes: Regular Meeting of March 2, 2010
- (c) Authorizing a First Amendment to an Agreement for the Purchase and Sale of Real Property of a portion of Assessor's Block 3180, Lot 1, located at Ocean and Phelan Avenues from the City and County of San Francisco, and an Access Easement Agreement with the City and County of San Francisco for pedestrian access and emergency egress on City-owned property, all in conjunction with the construction of up to 80 units of low- and very-low income rental housing; Citywide Tax Increment Housing Program. (Resolution No. 28-2010)
- (d) Authorizing the Executive Director to enter into a Permit to Enter with the United States of America, acting by and through the Department of the Navy, for a two-year term to build and maintain a temporary access road on Agency-owned property behind Building 808; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 29-2010)
- (e) Authorizing Execution of a Cost Per Image Agreement with Toshiba Business Solutions, Inc., a California Corporation, for the lease and maintenance of one model e-Studio 1110 and two model e-Studio 555 digital copy machines for a three-year term and an optional three-year extension for a total amount not to exceed \$177,000 subject to annual appropriations. (Resolution No. 30-2010)
- (f) Authorizing Execution of a Fourth Amendment to the Joint Powers Agreement with the California Department of General Services governing the San Francisco State Building Authority (Resolution No. 31-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 60 minutes

- (g) Workshop on the Agency's Fiscal Year 2010/11 Budget

ITEMS 4(h, g, & i) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 20 minutes

- (h) Workshop on the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project the Design for Development Documents; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area
- (i) Authorizing the Executive Director to execute a Second Amendment to the Second Amended and Restated Exclusive Negotiations and Planning Agreement for the Hunters Point Shipyard Phase 2-Candlestick Point Project ("Phase 2 ENA") between the Redevelopment Agency and HPS Development Co., LP, a Delaware limited partnership ("HPS Developer"), and CP Development Co., LP, a Delaware limited partnership ("CP Developer") to (1) eliminate the term sheet requirement, (2) make confirming changes to the Schedule of Performance and related provisions, (3) amend the predevelopment budget, and (4) assign rights, title, interest, and obligations from the HPS Developer to the CP Developer; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 32-2010)

Action Taken: _____

- (j) Authorizing a First Amendment to the Personal Services Contract with Seifel Consulting, Inc., a California corporation, for consulting services for redevelopment plan amendments and affordable housing strategies for the Hunters Point Shipyard Phase 2-Candlestick Point Project and Bayview Hunters Point Survey Area C, to extend the time period for the Contract by six months to September 30, 2011 and to increase the contract amount not to exceed \$240,000, for a total aggregate amount not to exceed \$990,000; Bayview Hunters Point Redevelopment Project Area, Hunters Point Shipyard Redevelopment Project Area, and Bayview Hunters Point Redevelopment Survey Area C. (Resolution No. 33-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Authorizing a Sublease with Carmen and Benito Solis, a sole proprietorship, doing business as Carmen's Restaurant, for an initial term of three years with one, two-year option for a portion of the bulkhead building and property located at Pier 38/40: Rineon Point-South Beach Redevelopment Project Area. (Resolution No. 34-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Authorizing the Executive Director to award Contract No. HPS 001-10 to Project FROG, Inc., a California corporation, subject to State authorization, for an amount not to exceed \$2,034,941 for construction of a Community Facilities Demonstration Project modular building at the Hunters Point Shipyard and approving any related documents and conditionally approving the Basic Conceptual Design; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 35-2010)

Action Taken: _____

5. Matters not appearing on Agenda
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: Pursuant to Government Code Section 54957(b) regarding the position of Executive Director.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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APR 15 2010

A G E N D A

Tuesday, April 20, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of March 16, 2010

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (b) Workshop on the status of the environmental clean-up of the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Second Amendment to the Legal Services Contract with Shute, Mihaly & Weinberger LLP to provide specialized legal services primarily related to public trust and state park issues in the Candlestick Point Area of the Bayview Hunters Point Shipyard and the Hunters Point Shipyard Redevelopment Project Areas in the amount of \$350,000, for a total contract amount not to exceed \$800,000, Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 36-2010)

Action Taken: _____

AGENDA ITEMS 4(d, e & f) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Third Amendment to the Amended and Restated Tax Increment Loan Agreement, and a Second Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to increase the loan by \$330,000 for a total not to exceed loan amount of \$8,795,829, to provide additional funds for marketing and outreach, a broker referral program, and carrying costs, and to modify associated terms and conditions of the Agreement related to the sales of the units, in conjunction with the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 37-2010)

Action Taken: _____

- (e) Authorizing a Second Amendment to the Tax Increment Loan Agreement, and a First Amendment to the Disposition and Development Agreement with BRIDGE Tower, LLC, a California Limited Liability Corporation, to expand the number of eligible homebuyers by amending the definition of "Qualifying Homebuyer" to up to 120% Area Median Income; to modify the schedule of performance; and to modify and increase the budget by \$3,460,020, for a total amount not to exceed \$24,487,045; in conjunction with the development of 124 low-and moderate-income ownership units; 5600 Third Street; Bayview Hunter's Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 38-2010)

Action Taken: _____

- (f) Adopting a Down Payment Assistance Program in an amount not to exceed \$2,770,000 to provide additional down payment assistance in to eligible households in conjunction with the sale of 124 low-and moderate-income ownership units at 5600 Third Street, and 18 low-and moderate-income ownership units at 4800 Third Street; Bayview Hunter's Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 39-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Conditionally approving a Combined Basic Concept and Schematic Design and adopting environmental findings pursuant to the California Environmental Quality Act in conjunction with the development of 150 very low- and low-income rental housing units at 1000 Fourth Street (Block 13 East) by Mery Housing California XLIV, a California limited partnership; Mission Bay South Redevelopment Project Area. (Resolution No. 40-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a First Amendment to a Personal Services Contract with Elation Systems, a California corporation, to increase the Contract amount by \$86,200, for a total aggregate amount not to exceed \$286,200, and to amend the scope of services to enhance existing modules and to add 3 new modules in connection with the Agency's web-based Labor Compliance System. (Resolution No. 41-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Disposition and Development Agreement with Tenant's and Owner's Development Corporation, Inc., a California nonprofit public benefit corporation, for the sale of the property known as Alice Street Gardens (Block 3751, Lot 173) for the purpose of preserving it as a community garden or other community open space; Yerba Buena Center Redevelopment Project Area. (Resolution No. 42-2010)

Action Taken: _____

5. Matters not appearing on Agenda

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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APR 29 2010

A G E N D A
Tuesday, May 4, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of April 6, 2010.
- (b) Authorizing a First Amendment to the Ground Lease and a First Amendment to the Second Amended and First Restated Loan Agreement with Mission Bay Affordable Housing Limited Partnership, a California Limited Partnership, for 150 Berry Street, to modify the terms and conditions of the Agreements, Mission Bay North Redevelopment Project Area. (Resolution No. 43-2010)
- (c) Authorizing a Third Amendment to the Maintenance and Management Agreement with the City and County of San Francisco by and through the San Francisco Port Commission to extend the term for three years to June 30, 2013 and approving a fiscal year 2010-2011 operating budget in an amount not to exceed \$198,191 for maintenance and management services for Rincon Park: Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 44-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 30 minutes

- (d) Workshop on the status of the environmental clean-up of the Hunters Point Shipyard, Hunters Point Shipyard Redevelopment Project Area

Staff presentation estimated time: 10 minutes

- (e) Authorizing the Payment of \$28.733 Million for the Supplemental Educational Revenue Augmentation Fund (SERAF) from the Existing Low And Moderate Income Housing Fund (LMHIF) Pending the Sale of Tax Allocation Bonds; and Making Findings that There Are Insufficient Funds from Sources Other than the LMHIF To Make The SERAF Payment; Establishing a Repayment Obligation in the Amount of \$28.733 Million to the LMHIF. (Resolution No. 45-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Approving the proposed budget for the period July 1, 2010 through June 30, 2011 and authorizing the Executive Director to submit the Budget to the Mayor's Office. (Resolution No. 46-2010)

Action Taken: _____

Agenda Items 4(g) and (h) will be presented together, but acted on separately

Staff presentation estimated time: 15 minutes

- (g) Authorizing an Amended and Restated Exclusive Negotiations Agreement with 706 Mission Street Co. LLC, a Delaware limited liability company, for the development of a mixed-use project, including a residential tower and museum space, on 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency Parcel CB-1-MM located at the north side of Mission Street between Third and Fourth Streets (Assessor's Block 3706, portion of Lot 277) and also authorizing other ancillary actions; Yerba Buena Center Redevelopment Project Area. (Resolution No. 47-2010)

Action Taken: _____

- (h) Authorizing an Amended and Restated Memorandum of Understanding with the City and County of San Francisco, acting by and through its Arts Commission, and the Mexican Museum, a California nonprofit corporation, for an aggregate amount not to exceed \$775,000, to collaboratively develop and implement a predevelopment plan for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277); Yerba Buena Center Redevelopment Project Area. (Resolution No. 48-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Cooperative Agreement with the San Francisco Community Investment Fund, a California nonprofit, public benefit corporation ("SFCIF"), for a loan consisting of Agency funds in an amount not to exceed \$100,000 and Agency staff time in an amount not to exceed \$385,000, for a total aggregate loan amount not to exceed \$485,000, in a two-year period, to aid the SFCIF in fulfilling its mission to apply for new markets tax credits and to make qualified low-income community investments. (Resolution No. 49-2010)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (j) Workshop on Agency Local Hire and Project Labor Agreement Policy: all Redevelopment Areas

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Riek Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francée Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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Tuesday, May 18, 2010 • 4:00 p.m.

MAY 14 2010

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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of April 20, 2010
- (b) Authorizing Renewal of the Microsoft Enterprise Agreement through DELL, Inc. at a cost not to exceed \$75,000 for a term of three years from July 1, 2010 through June 30, 2013. (Resolution No. 50-2010)
- (c) Approving a federal CDBG-R grant agreement with the Mayor's Office of Housing and an associated letter agreement with FOCH-MB, LLC, a California Limited Liability Corporation, for the receipt and use of CDBG-R grant funds for Long Bridge Street infrastructure (adjacent to 1000 4th Street), and adopting environmental findings pursuant to the California Environmental Quality Act, Mission Bay South Redevelopment Project Area. (Resolution No. 51-2010)
- (d) Authorizing a First Amendment to the Personal Services Contract with Kelley and VerPlanck LLC, a California Corporation, to extend the term for one year from June 30, 2010 to June 30, 2011, and to increase the Contract amount by \$152,500, for a total aggregate amount not to exceed \$302,500, to conduct a Historic Resources Survey and to further refine the Context Statement, Bayview Hunters Point Redevelopment Project Area. (Resolution No. 52-2010)
- (e) Authorizing a Personal Services Contract with L. Fuster & Associates, a California corporation, for consultant services to perform a Labor Market Analysis on the construction industry and related professions in San Francisco, for a term of 12 months, in an amount not to exceed \$125,000, and, authorizing Letter Agreements with the San Francisco Public Utilities Commission and the Office of Economic and Workforce Development to provide partial funding for the Contract, All Redevelopment Project Areas. (Resolution No. 53-2010)

Action Taken: _____

REGULAR AGENDA

Agenda Items 4(f) and (g) will be presented together, but acted on separately

Staff presentation estimated time: 30 minutes

- (f) Authorization of the Executive Director to enter into Personal Services Contracts for the design and fabrication of artworks and related services with nine artists, as follows: 1) Jerry Barrish in an amount up to \$125,00 for a sculpture; 2) Jessica Bodner in an amount up to \$71,794 for a sculpture; 3) Marion Coleman in an amount up to \$33,850 for collages on porcelain enamel panels; 4) Matthew Geller in an amount up to \$121,000 for a circular bench; 5) Heidi Hardin in an amount up to \$33,800 for custom tiles; 6) Mildred Howard in an amount up to \$379,000 for structures enhancing perspectives within the HPS landscape; 7) Rebagroup Inc. in an amount up to \$64,500 for a climbing structure; 8) Eric Powell in an amount up to \$89,000 for a custom-designed metal fence; and 9) Jason Webster in an amount up to \$30,800 for a metal figure; and Authorizing the Executive Director to amend of said contracts, in his discretion, in order to allocate any savings in fabrication and/or installation of the artwork to artists(s) who may incur cost overruns; Hunters Point Shipyard Redevelopment Area.
(Resolution No. 54-2010)

Action Taken: _____

- (g) Authorizing a First Amendment to the Personal Services Contract with Helene Fried & Associates, a sole proprietorship, to extend the contract term by two years, expand the scope of services provided under the Contract, and to increase the contract amount by an amount not to exceed \$70,000, for a total aggregate contract amount not to exceed \$300,000, to provide consulting and support services for selection, installation and maintenance of public art for Hunters Point Shipyard, Parcel A; Hunters Point Shipyard Redevelopment Project Area.
(Resolution No. 55-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Third Amendment to the Agreement for Operation of a Museum Facility with the Museum of the African Diaspora, a California nonprofit public benefit corporation, to restructure the schedule of payments for operations of the museum located on a portion of Parcel EB-2A to provide an additional \$250,000 in Fiscal Year 2009-2010 and an additional \$150,000 in Fiscal Year 2010-2011; Yerba Buena Center Redevelopment Project Area.
(Resolution No. 56-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Second Amendment to the Regulatory and Grant Agreement with Octavia Court, Inc., a California nonprofit public benefit corporation, to increase the Grant in an amount not to exceed \$660,351, for a total aggregate amount not to exceed \$4,647,651, for the development of 15 units of very low-income rental housing for persons with developmental disabilities on Central Freeway Parcel Q, southwest corner of Octavia Street and Oak Street; Citywide Tax Increment Housing Program. (Resolution No. 57-2010)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: Pursuant to Government Code Section 54957(b) regarding the position of the Executive Director.
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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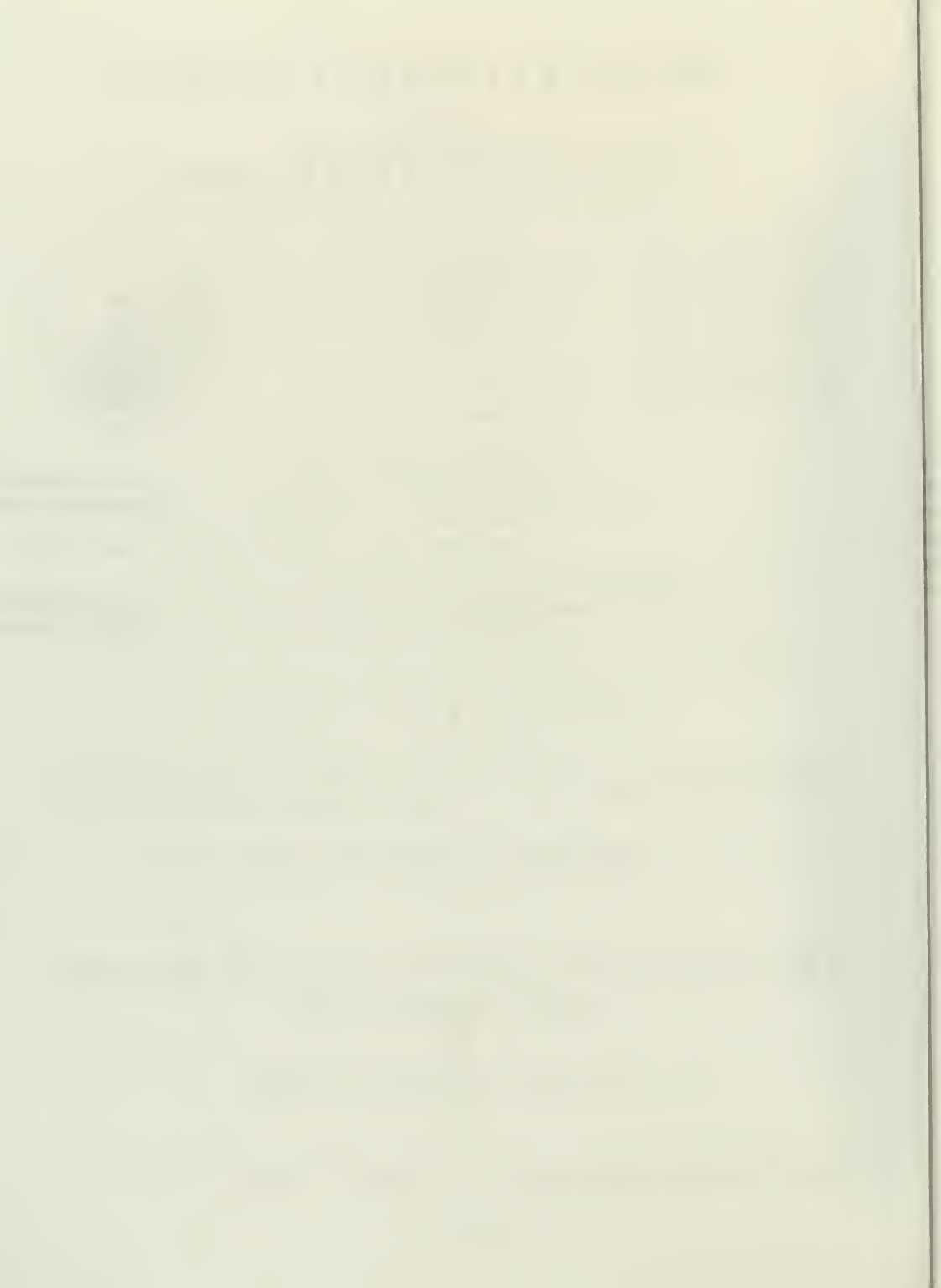
CANCELLATION NOTICE

THERE WILL BE NO COMMISSION MEETING ON

TUESDAY JUNE 1ST, 2010

THE NEXT REGULARLY SCHEDULED MEETING
WILL BE HELD ON

TUESDAY, JUNE 15, 2010



REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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JUN - 4 2010

SPECIAL HEARING AGENDA **Thursday, June 3, 2010• 1:00 p.m.**

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ACCESSIBLE MEETING POLICY

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SPECIAL HEARING AGENDA

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1. Recognition of a Quorum

2. Matters of New Business:

- (a) Certifying a Final Environmental Impact Report for the Proposed Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project pursuant to the California Environmental Quality Act; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 58-2010)

Action Taken: _____

NOTE: ITEMS (b) THROUGH (p) WILL BE CONSIDERED NO EARLIER THAN 5:00 PM IN THE CONTEXT OF TWO PUBLIC HEARINGS BOTH OF WHICH WILL BE CALLED AT THIS POINT IN THE PROCEEDINGS AND CONDUCTED CONCURRENTLY.

Public Hearing per CRL Section 33451 to hear all persons interested in the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area.

Public Hearing per CRL Section 33451 to hear all persons interested in the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Project Area.

- (b) Adopting environmental findings pursuant to the California Environmental Quality Act, including the adoption of a mitigation monitoring and reporting program and a statement of overriding considerations, for the Candlestick Point-Hunters Point Shipyard Phase II Development Plan Project; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 59-2010)

Action Taken: _____

- (c) Approving the Report on the Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Plan Amendment and Authorizing transmittal of the Report on the Redevelopment Plan Amendment to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 60-2010)

Action Taken: _____

- (d) Approving the proposed Redevelopment Plan Amendment for the Hunters Point Shipyard Redevelopment Project Area and making findings under the California Environmental Quality Act; Recommending adoption of the proposed Redevelopment Plan Amendment by the Board

of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan Amendment, to the Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 61-2010)

Action Taken: _____

- (e) Approving the Hunters Point Shipyard Phase Two Design for Development and corresponding technical amendments to the Hunters Point Shipyard Phase One Design for Development; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 62-2010)

Action Taken: _____

- (f) Approving the Report on the Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Plan Amendment and authorizing transmittal of the Report on the Redevelopment Plan Amendment to the Board of Supervisors, Bayview Hunters Point Redevelopment Project Area. (Resolution No. 63-2010)

Action Taken: _____

- (g) Approving the proposed Redevelopment Plan Amendment for the Bayview Hunters Point Redevelopment Project Area and making findings under the California Environmental Quality Act; Recommending adoption of the proposed Redevelopment Plan Amendment by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan Amendment, to the Board of Supervisors; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 64-2010)

Action Taken: _____

- (h) Approving the Candlestick Point Design for Development Document for Zone One of the Bayview Hunters Point Redevelopment Project; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 65-2010)

Action Taken: _____

- (i) Authorizing the Executive Director to execute an Agreement for transfer of Real Estate between the Redevelopment Agency of the City of County of San Francisco and the City and County of San Francisco for certain City property at Candlestick Point; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 66-2010)

Action Taken: _____

- (j) Authorizing the Executive Director to execute a public trust exchange agreement by and among the redevelopment agency of the city and county of San Francisco and the city and county of San Francisco, the California State Lands Commission and the California Department of Parks and Recreation in furtherance of the Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Resolution No. 67-2010)

Action Taken: _____

- (k) Authorizing the Executive Director to execute a Park Reconfiguration Agreement between the Redevelopment Agency of the City and County of San Francisco and the California Department of Parks and Recreation for the reconfiguration of the Candlestick Point State Park Recreation Area in furtherance of the Candlestick Point – Hunters Point Shipyard Phase II Development Plan Project; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. (Resolution No. 68-2010)

Action Taken: _____

- (l) Authorizing the Executive Director to execute a Disposition and Development Agreement between CP Development Co., LP and the Redevelopment Agency of the City and County of San Francisco ("Agency"), and an Interagency Cooperation Agreement and a Tax Allocation Agreement between the Agency and the City and County of San Francisco, and a Cooperation Agreement between the Agency and the Planning Department of the City and County of San Francisco for the development of Candlestick Point and Phase 2 of the Hunters Point Shipyard; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 69-2010)

Action Taken: _____

- (m) Making Findings Pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the Funding of Installation and Construction of Public Improvements Related to the Hunters Point Shipyard Redevelopment Project Area; Hunters Point Shipyard Project Area. (Resolution No. 70-2010)

Action Taken: _____

- (n) Making Findings Pursuant to Sections 33445 and 33445.1 of the California Community Redevelopment Law for the Funding of Installation and Construction of Public Improvements Related to the Bayview Hunters Point Redevelopment Project Area; Bayview Hunters Point Project Area. (Resolution No. 71-2010)

Action Taken: _____

- (o) Commending the Hunters Point Shipyard Citizens Advisory Committee and expressing the intention of the Agency to consult with the Committee on the implementation of the Candlestick Point-Hunters Point Shipyard Phase 2 Project; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 72-2010)

Action Taken: _____

- (p) Commending the Bayview Hunters Point Project Area Committee and expressing the intention of the Agency to consult with the Committee on the implementation of the Candlestick Point-Hunters Point Shipyard Phase 2 Project; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 73-2010)

Action Taken: _____

3. Commissioners' Questions and Matters

4. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 10 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a 2010-2011 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$363,200 from July 1, 2010 to June 30, 2011; Housing Opportunities for Persons with AIDS Program. (Resolution No. 74-2010)
- (b) Authorizing a 2010-2011 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$871,100 from July 1, 2010 to June 30, 2011; Housing Opportunities for Persons with AIDS Program. (Resolution No. 75-2010)
- (c) Approving a Letter Agreement with the San Francisco Office of the Assessor-Recorder for \$120,008 to provide priority assessment services; Mission Bay North and South Redevelopment Areas. (Resolution No. 76-2010)
- (d) Making findings required by Section 33.445 of the Community Redevelopment Law to allow the Agency to fund the rehabilitation of Building 813 located on Parcel D-2 of the Hunters Point Shipyard redevelopment project area and authorizing the submission of a resolution making the same findings for consideration by the City and County of San Francisco Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 77-2010)

- (e) Making findings required by Section 33445 of the California Health and Safety Code to allow Agency funding of a Public Art Project at the Hunters Point Shipyard Redevelopment project area and authorizing the submission of a resolution making the same findings for consideration by the San Francisco Board of Supervisors; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 78-2010)
- (f) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement with Dolores Street Community Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,438,050, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Richard M. Cohen Residence, located at 220 Dolores Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 79-2010)
- (g) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Maitri, a California nonprofit public benefit corporation, in an amount not to exceed \$1,476,501, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for its residential care facility located at 401 Duboce Street, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 80-2010)
- (h) Authorizing a Housing Opportunities for Persons With AIDS Supportive Services Agreement With Larkin Street Youth Services, a California nonprofit public benefit corporation, in an amount not to exceed \$1,044,432, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for its Assisted Care Facility at 129 Hyde Street to provide program operating and service costs for youth living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 81-2010)
- (i) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$4,980,858, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Leland House, located at 141 Leland Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons with AIDS Program. (Resolution No. 82-2010)
- (j) Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, in an amount not to exceed \$2,187,951, for July 1, 2010 to June 30, 2013, contingent upon program considerations, availability of funds and performance, for the Peter Claver Community Facility located at 1340 Golden Gate Avenue, to provide program operating and service costs for people living with HIV/AIDS; Housing Opportunities for Persons With AIDS Program. (Resolution No. 83-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (k) Approving proposed changes to the Budget for the period July 1, 2010 through June 30, 2011 and, authorizing the Executive Director to submit the Budget to the Mayor's Office and the Board of Supervisors. (Resolution No. 84-2010).

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (l) Authorizing a Tax Increment Loan Agreement with 150 Otis Associates L.P., a California limited partnership, for a loan in an amount not to exceed \$5,000,000, for the predevelopment and construction of up to 75 units of very low income supportive rental housing for formerly homeless veterans and one manager's unit at 150 Otis Street, and adopting the Final Negative Declaration and environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 85-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (m) Public Hearing to hear all persons interested in the disposition of the Agency's interest in the land at the southwest corner of Golden Gate Avenue and Franklin Street, 701 Golden Gate Avenue, APN Block 768, Lot 13, through a Ground Lease Agreement with MHRSC, L.P., a California Limited Partnership

Authorizing a Ground Lease and A Tax Increment Loan Agreement in an amount not to exceed \$15,465,000 with MHRSC, L.P., a California Limited Partnership, for the development of Mary Helen Rogers Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street, and making environmental findings pursuant to the California environmental quality act; Citywide Tax Increment Housing Program. (Resolution No. 86-2010)

Action Taken: _____

AGENDA ITEMS 4(n) & (o) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (n) Conditionally approving a schematic design proposed by Folsom Essex LLC, a California limited liability corporation, and granting variations from the parcel dimensions, open space, retail depth and bike parking requirements of the development controls and design guidelines for the Transbay redevelopment project area for the development of approximately 120 units of very low-income supportive rental housing, Transbay block 11a, southeast corner of Folsom and Essex streets, and adopting environmental findings pursuant to the California environmental quality act; Transbay redevelopment project area. (Resolution No. 87-2010)

Action Taken: _____

- (o) Authorizing a First Amendment to the Exclusive Negotiations Agreement with Folsom Essex LLC, a California limited liability corporation, to revise the schedule of performance for the development of approximately 120 units of very low-income supportive rental housing, Transbay Block 11A, southeast corner of Folsom and Essex Streets; Transbay Redevelopment Project Area. (Resolution No. 88-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (p) Authorizing a Second Amendment to the Predevelopment Loan Agreement with Third and LeConte Associates, L.P., a California limited partnership, to increase the aggregate amount by \$2,237,250, for a total loan amount not to exceed \$4,049,309, for the development of 73 units of very low-income, rental supportive housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 89-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (q) Authorizing a Letter Agreement with the San Francisco Department of Public Health in an amount not to exceed \$998,610 to preserve the supply of very low income housing for the formerly homeless by providing operating subsidies and supportive services; Citywide Tax Increment Housing Program. (Resolution No. 90-2010)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
 - *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
 - *Please simply state your business or matter you wish the Commission or staff to be aware of.*
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 - *If you have questions or would like to bring a matter to the Commission's attention, please contact the Commission Secretary after the meeting or at Gina.Solis@sf.gov.*
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: Pursuant to Government Code Section 54957(b) regarding the position of Executive Director
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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JUL - 2 2011

A G E N D A

Tuesday, July 6, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
 6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of May 4, 2010
- (b) Approval of Minutes: Special Meeting of June 3, 2010
- (c) Amending Resolution No. 47-2010 to clarify the role of the Mexican Museum, a California non-profit corporation, in the mixed-use project on 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency Parcel CB-1-MM located at the north side of Mission Street between Third and Fourth Streets (Assessor's Block 3706, portion of Lot 277); Yerba Buena Center Redevelopment Project Area. (Resolution No. 91-2010)

Action Taken:

REGULAR AGENDA

BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

Staff presentation estimated time: 10 minutes

- (d) Approving Proposed Changes to the Budget for the Period July 1, 2010 through June 30, 2011, as Recommended by the Budget and Finance Committee of the Board of Supervisors (Resolution No. 92-2010)

Action Taken:

Staff presentation estimated time: 10 minutes

- (c) Authorizing the Executive Director to execute a Memorandum of Understanding for the Proposed Redevelopment of the Alice Griffith Housing Development with the San Francisco Housing Authority, Mayor's Office of Housing, and San Francisco Office of Economic and Workforce Development; Bayview Hunters Point Project Area. (Resolution No. 93-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a First Amendment to the Agency's Employment Agreement with Executive Director Fred Blackwell. (Resolution No. 94-2010)

Action Taken: _____

5. **Matters not appearing on Agenda**
6. **Persons wishing to address the members on non-Agenda, but Agency related matters.**
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7. **Report of the President**
8. **Report of the Executive Director:**
 - Considering the Executive Director's decision to deny funding for the repair of a privately-owned walkway in front of Webster Tower & Terrace at 1489 Webster Street in the Western Addition neighborhood
9. **Commissioners' Questions and Matters**
10. **Closed Session**
11. **Adjournment**



REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
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JUL 16 2010

A G E N D A
Tuesday, July 20, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: November 17, 2009
- (b) Approval of Minutes: December 1, 2009
- (c) Authorizing the Executive Director to execute a First Amendment to the Letter Agreement with the San Francisco County Transportation Authority for the realignment of the Folsom Street Off-Ramp to extend the time of completion to January 11, 2011; Transbay Redevelopment Project Area. (Resolution No. 95-2010)
- (d) Authorizing the Executive Director to execute a contract with the Pacific Gas & Electric Company, a California corporation, for an amount not to exceed \$74,538.90 for relocation of overhead electrical facilities at the Hunters Point Shipyard, Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 96-2010)

Action Taken: _____

REGULAR AGENDA

BEFORE THE REGULAR AGENDA ITEM(S) ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$50,000,000 relating to the issuance of the 2010 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final Official Statement and Bond Purchase Contract relating to the bonds, and authorizing and approving other matters properly relating thereto; former Embarcadero-Lower Market (Golden Gateway) Redevelopment Project Area, Transbay Redevelopment Project Area, And former Western Addition Redevelopment Project Area A-2). (Resolution No. 97-2010)

Action Taken: _____

THE REDEVELOPMENT AGENCY COMMISSION WILL NOW RECONVENE
TO CONSIDER THE REMAINING AGENDA

Staff presentation estimated time: 10 minutes

- (f) Expressing the intent of the Redevelopment Agency of the City And County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$45,000,000 to finance the construction of the Hunters View Development located at Middle Point and West Point Roads, Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Agency Citywide Affordable Housing Program. (Resolution No. 98-2010)

Action Taken: _____

ITEMS 4(g) and (h) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (g) Authorizing a Letter Agreement with the Mayor's Office of Housing (Formerly the Mayor's Office of Community Investment) in an amount not to exceed \$467,000 for contract administration and to provide economic development services from July 20, 2010 to June 30, 2011 through two community-based organizations: (1) Renaissance Bayview and (2) Bayview Hunters Point Center for Arts Technology; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 99-2010)

Action Taken: _____

- (h) Authorizing a Letter Agreement with the Office of Economic and Workforce Development in an amount not to exceed \$809,600 for contract administration and to provide economic development services from July 20, 2010 to June 30, 2011 through three community-based organizations: (1) the South of Market Foundation d/b/a Urban Solutions; (2) Asian Neighborhood Design; and (3) Renaissance Entrepreneurship Center; South of Market and Yerba Buena Center Redevelopment Project Areas. (Resolution No. 100-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Conditionally authorizing a Ground Lease with Chinatown Community Development Center, a California nonprofit corporation, for the development of 74 very low income rental units and one manager's unit, South East corner of Broadway and Sansome, APN 0165-021, and Conditionally adopting the Final Mitigated Negative Declaration and environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program. (Resolution No. 101-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (j) Authorizing a Disposition and Development Agreement and Ground Lease with Housing Services Affiliate of the Bernal Heights Neighborhood Center, a California nonprofit public benefit corporation, and Mercy Housing California, a California nonprofit public benefit corporation for the development of 70 low income rental units and 1 manager's unit, portion of Block 3180, Lot 1, West of the Northwest Corner of Ocean and Phelan Avenues and adopting environmental findings pursuant to the California Environmental Quality Act; Citywide Tax Increment Housing Program (Resolution No. 102-2010)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Frances Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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SAN FRANCISCO, CA 94107

JUL 22 2010

SPECIAL MEETING AGENDA
Wednesday, July 28, 2010 • 9:00 a.m.

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ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra. These reports and all public records that the Agency has received to date for a particular item are also available for public inspection during regular business hours at the Redevelopment Agency, Office of the Commission Secretary, One South Van Ness, 5th Floor, San Francisco, CA 94103 (telephone number: (415) 749-2400

1. The meeting/hearing will be held at the South Beach Harbor, The Embarcadero, Pier 40, in the South Beach Harbor Community Room, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is the Embarcadero or Montgomery Street stations. Walk or transfer to the Muni Metro T line directly to the AT&T ballpark – the Second and King Muni Metro station is right next to the Harbor. Muni buses 15, 30 and 45 also stop within one block of the Harbor. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible but limited parking at the South Beach Harbor. There are public parking facilities in the immediate area with one of the largest lots located at Brannan and the Embarcadero. Subject to availability, South Beach Harbor visitors can park for up to two hours in designated spaces in the visitor lot on Pier 40 (at Townsend and the Embarcadero). Without prior approval, no visitors are allowed in the permit parking lots (inside Pier 40 or in the south lot off Second and King Streets). Cars without permits in these permit parking lots are subject to towing.
4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours in advance to ensure availability prior to the meeting/hearing: American Sign Language interpreters, language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
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SAN FRANCISCO REDEVELOPMENT AGENCY

COMMISSION RETREAT

SPECIAL MEETING AGENDA

1. Recognition of a Quorum
2. Persons wishing to address the members on non-Agenda, but Agency related matters
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the following:
 - (a) Discussion on Expiring Project Areas and Emerging Project Areas
 - (b) Key Policy Areas:
 - Housing Policy
 - Workforce
4. Adjournment

Members of the public have a right to comment on the matters described above either before or after consideration of the item.

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Riek Swig, President
Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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JUL 30 2010

A G E N D A
Tuesday • August 3, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business: None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Adopting a Resolution of Support for the Agency's Regional Transportation for Livable Communities Application for the South of Market Alleyways Improvements, Phase 2; South of Market Redevelopment Project Area. (Resolution No. 103-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (b) Authorizing a Letter Agreement with the Mayor's Office of Housing in an amount not to exceed \$100,000 for contract administration and to provide workforce development services to residents of the Hunters View Development from August 3, 2010 to June 30, 2011 through a community-based organizations, Family Services Agency serving as the fiscal agent for Urban Strategies, Bayview Hunters Point Redevelopment Project Area. (Resolution No. 104-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Reimbursement Agreement with Westfield Metreon LLC, a Delaware limited liability company, FC Metreon, LLC, a Delaware limited liability company, and MJM Management Group, a California corporation, to perform mold remediation work in an amount not to exceed \$192,925 at the Agency's Yerba Buena Gardens property adjacent to the Metreon site at 101 Fourth Street; Yerba Buena Center Approved Redevelopment Project Area D-1. (Resolution No. 105-2010)

Action Taken: _____

5. **Matters not appearing on Agenda**
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7. **Report of the President**
8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session: None**
11. **Adjournment**



REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



PLEASE NOTE LOCATION OF MEETING ROOM

CITY HALL, ROOM 421

1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfgov.org/sfra

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SPECIAL MEETING AGENDA

JUL 30 2010

TUESDAY • AUGUST 3, 2010 • 1:30 P.M.

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ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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SAN FRANCISCO REDEVELOPMENT AGENCY

COMMISSION RETREAT

SPECIAL MEETING AGENDA

1. Recognition of a Quorum
2. Persons wishing to address the members on non-Agenda, but Agency related matters
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the following key policy area that it was unable to address at its previous retreat on July 28, 2010:
 - Workforce issues
4. Adjournment

Please Note: This meeting must adjourn prior to 4:00 p.m. for the Regularly Scheduled Commission meeting on Tuesday, August 3, 2010 at 4:00 p.m., to be held in the regular Commission meeting Room 416.

Members of the public have a right to comment on the matters described above either before or after consideration of the item.

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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A G E N D A

Tuesday, August 17, 2010 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of May 18, 2010
- (b) Approval of Minutes: Regular Meeting of June 15, 2010
- (c) Authorizing a Second Amendment to the Reimbursement Agreement with the California State Lands Commission to perform work related to land exchange negotiations and public trust issues for the Candlestick Point - Hunters Point Shipyard Phase 2 Project in the amount of \$50,000, for a total aggregate amount not to exceed \$100,000; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 106-2010)

Action Taken:

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Authorizing the Executive Director to enter into a First Amendment with Allen Construction, Inc., a California Corporation, to increase the contract amount by \$679,431 and to approve change orders for an aggregate amount not to exceed \$2,714,372 for the Community Facilities Demonstration Project at Lot D, subject to authorization by the Economic Development Administration, Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area (Resolution No. 107-2010)

Action Taken:

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Basement and Sidewalk Loan Agreement with Magne L. Veimoen, in an amount not to exceed \$96,312 for sub-sidewalk basement abandonment work and sidewalk improvements adjacent to 132-136 Sixth Street; South of Market Redevelopment Project Area. (Resolution No. 108-2010)

Action Taken: _____

Agenda Items 4(f) and (g) will be presented together, but acted on separately

Staff presentation estimated time: 15 minutes

- (f) Authorizing a Loan Agreement with Hunters View Associates, L.P., a California limited partnership, in an amount not to exceed \$3,000,000 for the Phase 1b horizontal predevelopment and construction costs associated with the replacement of the Hunters View housing development located at Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27), and making environmental findings pursuant to the California Environmental Quality Act: Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 109-2010)

Action Taken: _____

- (g) Authorizing a First Amendment to the Second Amended and Restated Loan Agreement with Hunters View Associates, L.P., a California limited partnership, to reduce the interest rate from 3% to 0.25% and modify the Schedule of Performance for Phase I predevelopment and construction costs for the Hunters View Housing development located at Middle Point and West Point Roads, Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27; Bayview Hunters Point Redevelopment Project Area; Citywide Affordable Housing Program. (Resolution No. 110-2010)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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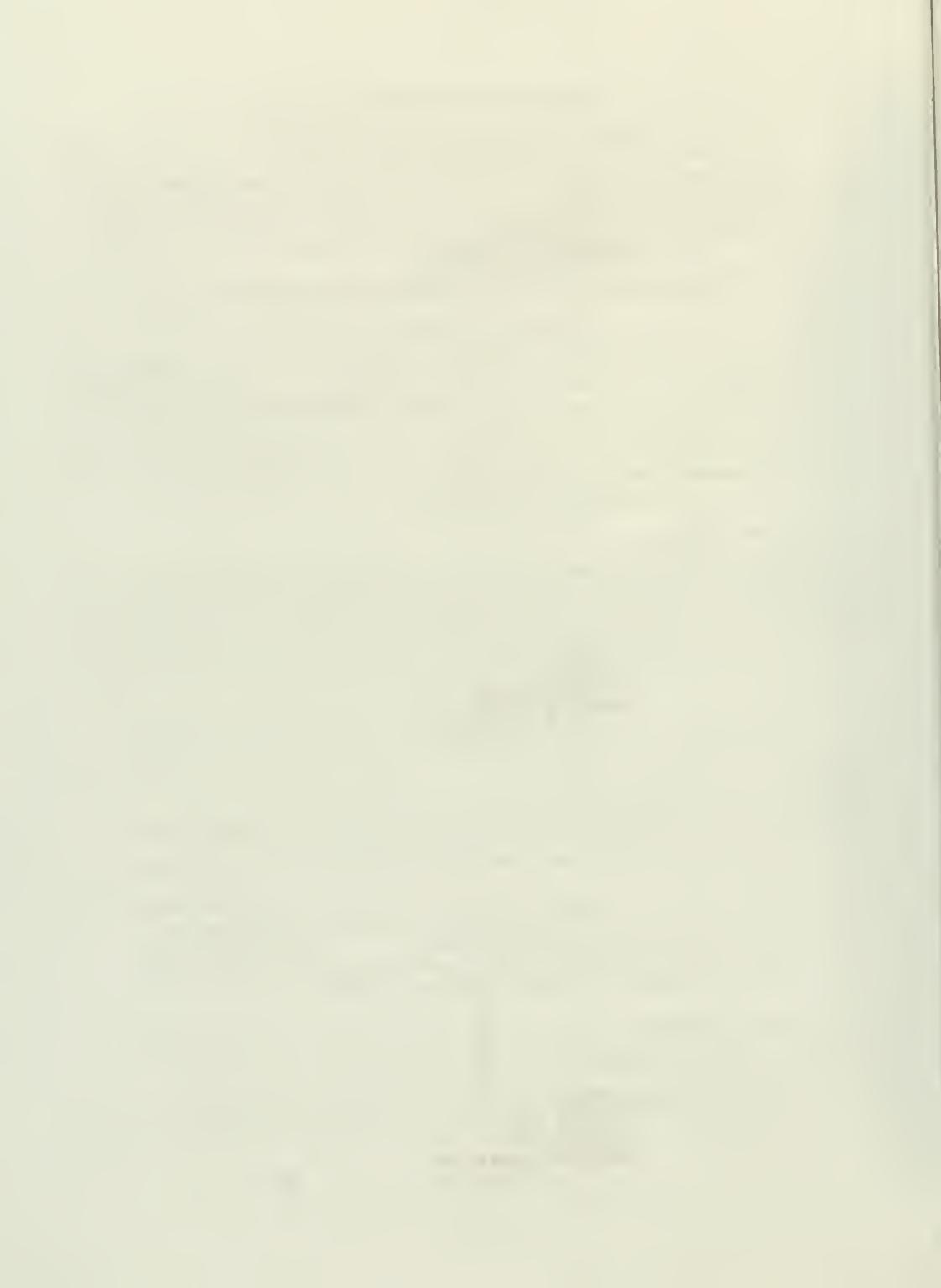
7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

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SEP - 2 2010

A G E N D A
Tuesday, September 7, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Special Meeting of June 3, 2010
- (b) Approval of Minutes: Regular Meeting of August 3, 2010
- (c) Approval of Minutes: Regular Meeting of August 17, 2010
- (d) Approving A Memorandum Of Understanding With the Mayor's Office Of Economic and Workforce Development and an Associated Letter Agreement with FOCH-MB, LLC, a California Limited Liability Corporation, for the receipt and use of DTSC Brownfield Grant Funds for Park P16 and adopting environmental findings pursuant to the California Environmental Quality Act, Mission Bay South Redevelopment Project Area. (Resolution No. 111-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (e) Commending and expressing appreciation to London N. Breed for her services upon the occasion of her departure from her position as Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 112-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing the Executive Director to accept and expend an Economic Development Initiative-Special Projects Grants award in an amount not to exceed \$950,000, for down-payment assistance for qualifying buyers at Armstrong Townhomes at 5600 Third Street; Bayview Hunter's Point Redevelopment Project Area. (Resolution No. 113-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Second Amendment to the personal services contract with Renaissance Entrepreneurship Center, a California nonprofit corporation, to extend the term for one year to September 15, 2011, and to increase the contract amount by \$105,000, for a total aggregate amount not to exceed \$330,865, for outreach, coordination, and support services to the Bayview Merchants Association; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 114-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Personal Services Contract with Equity Community Builders I.L.C. a California limited liability corporation, for an amount not to exceed \$1,694,680 for a three-year term to conduct predevelopment analyses and provide project management and development services for the initial rehabilitation of Building 813; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 115-2010)

Action Taken: _____

5. Matters not appearing on Agenda
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
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SEP 16 2010

A G E N D A

Tuesday, September 21, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Authorizing a First Amendment to the Personal Services Contract with Renne Sloan Holtzman Sakai, a limited liability partnership, to increase the contract amount by \$50,000, for a total aggregate amount not to exceed \$100,000, to obtain specialized human resources services. (Resolution No. 116-2010)

Action Taken: _____

REGULAR AGENDA

Estimated time: 10 minutes

- (b) Resolution commending and expressing appreciation to Michael S. Cohen for his services to the City and County of San Francisco upon the occasion of his departure as director of the Office of Economic and Workforce Development. (Resolution No. 117-2010)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (c) Authorizing a personal services contract with Are Ecology, a California nonprofit corporation, to provide environmental information services regarding remediation plans at the Hunters Point Shipyard for a term of one year, with two 1-year extension options and one-year budgets, exercised at the Executive Director's discretion, in an amount not to exceed \$282,500 for the first year, for a total aggregate amount not to exceed \$847,499; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 118-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing changes to the matching requirements, maximum forgivable loan amounts, and other program terms of the Six on Sixth Street Economic Revitalization Program for specified corner catalyst properties on Sixth Street; South of Market Redevelopment Project Area. (Resolution No. 119-2010)

Action Taken: _____

AGENDA ITEMS 4(e) AND (f) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Letter Agreement with the San Francisco Department of Public Health in an amount not to exceed \$1,000,345 to preserve the supply of very low income housing for the formerly homeless by providing operating subsidies and supportive services for Fiscal Year 2010-2011; Citywide Tax Increment Housing Program. (Resolution No. 120-2010)

Action Taken: _____

- (f) Authorizing a Work Order Agreement with the San Francisco Human Services Agency in an amount not to exceed \$599,655, to preserve the supply of very low income housing for the formerly homeless by providing operating subsidies and supportive services for Fiscal Year 2010-2011; Citywide Tax Increment Housing Program. (Resolution No. 121-2010)

Action Taken: _____

AGENDA ITEMS 4(g) AND (h) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (g) Authorizing an Assignment and Assumption Agreement with Bayview Hunters Point Multipurpose Senior Services, Inc., a California nonprofit public benefit corporation, to purchase real property located at 5800 Third Street, Lot 3 and to pay for related closing costs for an amount not to exceed \$8,800,000 for the development of very low income rental senior housing, and making environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 122-2010)

Action Taken: _____

- (h) Authorizing an Exclusive Negotiations Agreement with Bayview Hunters Point Multipurpose Senior Services, Inc., a California nonprofit public benefit corporation, and McCormack Baron Salazar, Inc., a Missouri corporation, to negotiate a long-term lease of real property at 5800 Third Street, Lot 3, for the development of 121 very low-income senior rental housing units with a ground floor senior center, and making environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 123-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a First Amendment to the Personal Services Contract with the Central Market Community Benefit District to increase the budget by \$150,000 for a total not to exceed \$300,000, and extend the term by one year, ending June 30, 2011, to continue the community guides program on Sixth Street and adjacent alleyways to provide social service outreach and assistance to businesses, residents and visitors for an extended term of one year; South of Market Redevelopment Project Area. (Resolution No. 124-2010)

Action Taken: _____

5. **Matters not appearing on Agenda**
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7. **Report of the President**
8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session**
11. **Adjournment**

CANCELLATION NOTICE

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



CITY HALL, ROOM 416

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SEP 30 2010

QUESTIONS MAY BE DIRECTED TO GINA E. SOLIS,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

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THE REGULARLY SCHEDULED COMMISSION

MEETING FOR

TUESDAY, OCTOBER 5, 2010

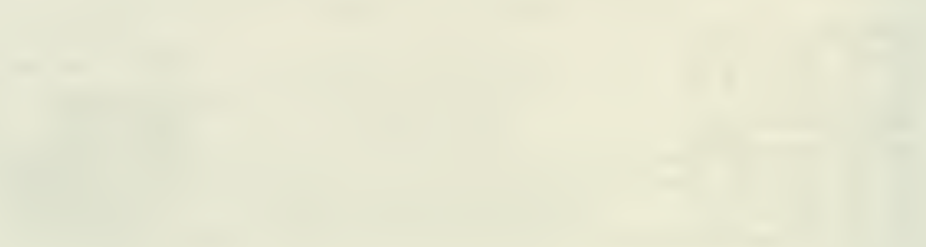
HAS BEEN CANCELLED

**THE NEXT REGULARLY SCHEDULED MEETING
WILL BE HELD ON**

TUESDAY, OCTOBER 19, 2010

THE HISTORY OF THE CITY OF BOSTON

FROM THE FIRST SETTLEMENT TO THE PRESENT TIME



BY SAMUEL JOHNSON, ESQ. OF BOSTON.

IN TWO VOLUMES.

LONDON: PRINTED BY J. JOHNSON, ST. PAUL'S CHURCH-YARD, 1773.

BOSTON: PRINTED BY S. KNEELAND, 1773.

THE HISTORY OF THE CITY OF BOSTON.

THE HISTORY OF THE CITY OF BOSTON.

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REDEVELOPMENT AGENCY

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City and County of San Francisco



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OCT 14 2010

A G E N D A
Tuesday, October 19, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. (Continued from the September 21st Commission meeting)
 - (a) Authorizing changes to the matching requirements, maximum forgivable loan amounts, and other program terms of the Six on Sixth Street Economic Revitalization Program for specified corner catalyst properties on Sixth Street; South of Market Redevelopment Project Area. (Resolution No. 119-2010)

Action Taken: _____

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of August 3, 2010
- (b) Approval of Minutes: Regular Meeting of August 17, 2010
- (c) Authorizing a Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California Nonprofit Public Benefit Corporation, in an amount not to exceed \$1,841,000, for December 1, 2010 to November 30, 2013 for the Second Start Program; Housing Opportunities for Persons With AIDS Program. (Resolution No. 125-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 20 minutes

- (d) Presentation of Labor Market Analysis Findings and Economic Impact Analysis Findings, all Redevelopment Areas.

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Façade and Tenant Improvement Loan Agreement under the Six on Sixth Economic Revitalization Program with Pearl's Deluxe Burgers, LLC, a California limited liability corporation, for a maximum amount not to exceed \$400,000, to establish a restaurant at the corner catalyst site located at 1001 Market Street and 4 Sixth Street: South of Market Redevelopment Project Area. (Resolution No. 126-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Disposition and Development Agreement and Ground Lease with Folsom Essex LLC, a California limited liability corporation, and authorizing actions related to acceptance of the parcel by the Agency, all in conjunction with the development of approximately 120 units of very low-income supportive rental housing, Transbay Block 11A, southeast corner of Folsom and Essex Streets and making environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area. (Resolution No. 127-2010)

Action Taken: _____

5. Matters not appearing on Agenda

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment



REDEVELOPMENT AGENCY

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OCT 28 2010

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A G E N D A

PLEASE NOTE CHANGE OF START OF MEETING TIME

Tuesday, November 2, 2010 • 2:00 p.m.

ACCESSIBLE MEETING POLICY

10-23-10P03:58 RCVD

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (a) Authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Hotel Tax Revenue Refunding Bonds, Series 2010 in an aggregate principal amount not to exceed \$55,000,000 to refund certain Redevelopment Agency of the City and County of San Francisco Hotel Tax Revenue Bonds, Series 1994 and Series 1998; approving forms of a Third Supplemental Indenture, Escrow Agreement, and Official Statement and Bond Purchase Contract; authorizing the negotiated sale of the bonds; approving the retention of co-bond counsel and co-disclosure counsel; approving the retention of co-financial advisors; and authorizing and approving other matters properly relating thereto; Yerba Buena Center (Resolution No. 128-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (b) Adopting a New Markets Tax Credit Loan Participation Program in an amount not to exceed \$10,000,000 to provide acquisition, predevelopment and gap financing loans to projects utilizing the New Market Tax Credit Financing Structure; All Redevelopment Project Areas. (Resolution No. 129-2010)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (c) Authorizing a Loan Agreement with College Track, a California nonprofit public benefit corporation, in an amount not to exceed \$1.0 million for predevelopment financing and tenant improvements related to renovating the Foundation Building at 4301 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 130-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Letter Agreement with the Office of Economic and Workforce Development to provide construction workforce local hire services for a term of one year in an amount not to exceed \$109,330, with two 1-year extension options, exercised at the Executive Director's discretion and subject to appropriations, for a total aggregate amount not to exceed \$327,990; All Redevelopment Project Areas. (Resolution No. 131-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing the Executive Director to execute a Memorandum of Understanding by and between the San Francisco Redevelopment Agency, the Mayor's Office of Housing, and the San Francisco Housing Authority in conjunction with the replacement of very low income public housing units, the construction of very low income rental housing units, and the land development for ownership units, Hunters View housing development, Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27); Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 132-2010)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment



REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario Anaya
Miguel M. Bustos
Francee Covington
Leroy King

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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NOV 10 2010

A G E N D A
Tuesday, November 16, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

11-10-10P03-55 REV0

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Second Amendment to the Personal Services Contract with On Target Delivery Service, a sole proprietorship, to extend the contract for one year from December 1, 2010 through November 30, 2011. (Resolution No. 133-2010)
- (b) Authorizing a First Amendment to the Ground Lease with MHRSC, L.P., a California Limited Partnership, to modify the distribution of surplus cash for the development of Mary Helen Rogers Senior Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street; Citywide Tax Increment Housing Program. (Resolution No. 134-2010)
- (c) Authorizing a First Amendment to the Tax Increment Loan Agreement with MHRSC, L.P., a California Limited Partnership, to reduce the interest rate from 1% to 0.25% and to modify loan repayment terms for the development of Mary Helen Rogers Senior Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street; Citywide Tax Increment Housing Program. (Resolution No. 135-2010)
- (d) Authorizing a First Amendment to the Personal Services Contract with PBS&J, a Florida corporation, to extend the term of the Contract by 15 months from December 2, 2010 to March 2, 2012, for an Environmental Impact Report for Bayview Hunters Point Survey Area C, Bayview Hunters Point Redevelopment Survey Area. (Resolution No. 136-2010)

Action Taken _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (e) Authorizing an Exclusive Negotiations Agreement with Mercy Housing California 51, a California limited partnership, for the development of very low-income family rental housing at 200 Sixth Street (formerly the Hugo Hotel); South of Market Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 137-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing the execution of a construction contract with B-Side, Inc., a California corporation, in an amount not to exceed \$387,500 plus a 15% contingency, for the construction of tenant improvements in the new theater space in the Plaza Apartments; South of Market Redevelopment Project Area. (Resolution No. 138-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) Authorizing a Personal Services Contract with the San Francisco Study Center, a California nonprofit corporation, for workforce development services in Visitacion Valley in connection to the Agency's Job Readiness Initiative, for a term of seven months, in an amount not to exceed \$117,420, subject to the annual appropriation of funds; Visitacion Valley Redevelopment Project Area. (Resolution No. 139-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing the execution of a Letter Agreement with the City and County of San Francisco Controller's Office City Services Auditor Division to perform a Program Audit on six projects in the former Western Addition A2 Redevelopment Project Area, as introduced at the May 7, 2010 San Francisco Board of Supervisors meeting by Resolution No. 218-10 authored by Supervisor Ross Mirkarimi. (Resolution No. 140-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Granting two exceptions from the height limit restrictions for building signs in the Yerba Buena Center Redevelopment Plan for the Metreon building located at 101 Fourth Street and conditionally approving the schematic design for proposed improvements to the Metreon building, including an exterior signage plan associated with the schematic design; Yerba Buena Center Approved Redevelopment Project Area D-1. (Resolution No. 141-2010)

Action Taken: _____

5. Matters not appearing on Agenda

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment

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Miguel M. Bustos
Francee Covington
Leroy King

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12-03-10P00:55 RCVD

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DEC - 3 2010

A G E N D A
Tuesday, December 7, 2010 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of September 7, 2010
- (b) Approval of Minutes: Regular Meeting of September 21, 2010
- (c) Authorizing a Letter Agreement with the City and County of San Francisco, Office of Labor Standards Enforcement for fiscal year 2008 through 2011 in the amount of \$30,000 annually, for a total aggregate amount not to exceed \$90,000, as licensing fees for the utilization of Elation Systems, a web-based labor compliance and certified payroll system. (Resolution No. 142-2010)
- (d) Authorizing a Second Amendment to a Personal Services Contract with Elation Systems, a California corporation, to increase the Contract amount by \$191,200 for a total aggregate amount not to exceed \$477,400, to provide for annual licensing fees and continued development, technical support, and training for the Agency's web-based contract and labor compliance system. (Resolution No. 143-2010)
- (e) Authorizing a First Amendment to the Letter Agreement with the Department of Public Works of the City and County of San Francisco to increase the budget by an amount not to exceed \$216,200, for a total aggregate amount not to exceed \$266,200, for design services for the South of Market Alleyways Improvements, Phase 2; South of Market Redevelopment Project Area. (Resolution No. 144-2010)

- (f) Making findings required by Section 33445 of the California Community Redevelopment Law to allow the Agency to fund the construction of alleyway improvements in the South of Market Redevelopment Project Area and authorizing the submission of a resolution making the same findings for consideration by the City and County of San Francisco Board of Supervisors; South of Market Redevelopment Project Area. (Resolution No. 145-2010)
- (g) Authorizing a Third Amendment to the Legal Services Contract with Shute, Mihaly & Weinberger LLP to provide specialized legal services primarily related to public trust and state park issues for the Hunters Point Shipyard Phase 2 - Candlestick Point Project in the amount of \$250,000, for a total contract amount not to exceed \$1,050,000 and to consent to Shute, Mihaly & Weinberger LLP's concurrent representation of the Sierra Club in unrelated matters; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. (Resolution No. 146-2010)

Action Taken: _____

REGULAR AGENDA

- (h) Election of Officers, Redevelopment Agency Commission

**THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS
ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT
AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA**

- (i) Election of Officers, Financing Authority

**THE REDEVELOPMENT AGENCY COMMISSION WILL NOW RECONVENE
TO CONSIDER THE REMAINING AGENDA**

Staff presentation estimated time: 10 minutes

- (j) Commending and expressing appreciation to Oscar James for 37 years of service on the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 147-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Authorizing a personal services contract with CirclePoint, a California corporation, to provide environmental information services regarding remediation plans at the Hunters Point Shipyard for a term of one year in an amount not to exceed \$282,446, with a limited waiver of the Agency's duty of loyalty, and authorizing two 1-year extension options, exercised at the Executive Director's discretion, for a total aggregate amount not to exceed \$847,338; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 148-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

5. **Matters not appearing on Agenda**
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7. **Report of the President**
8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session**
11. **Adjournment**

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



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Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Agnes Briones Abalde
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Gina E. Solis, Commission Secretary



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A G E N D A

* SPECIAL MEETING *

Tuesday, December 14, 2010 • 4:00 p.m.

(DECEMBER 21, 2010 MEETING IS CANCELLED)

12-13-10A 10:11 AM
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ACCESSIBLE MEETING POLICY

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SPECIAL MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

REGULAR AGENDA

AGENDA ITEMS 4(a) – (c) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (a) Mid-Market Survey Area Workshop and Recommending that the Board of Supervisors of the City and County of San Francisco Amend the 1995 Mid-Market Redevelopment Survey Area; Mid-Market Redevelopment Survey Area. (Resolution No. 149-2010)

ADOPTION: _____

- (b) Authorizing a Personal Services Contract with Seifel Consulting, Inc., a California corporation, to provide redevelopment plan adoption consulting services for a two-year term, with a one-year option to extend, in an amount not to exceed \$346,000; Mid-Market Redevelopment Survey Area. (Resolution No. 150-2010)

ADOPTION: _____

- (c) Authorizing a Letter Agreement with the Planning Department of the City and County of San Francisco to provide Planning Department services for the Mid-Market redevelopment plan adoption process, for a two-year term, with a one-year option to extend, in an amount not to exceed \$96,000; Mid-Market Redevelopment Survey Area; Mid-Market Redevelopment Survey Area. (Resolution No. 151-2010)

ADOPTION: _____

- (d) Authorizing a Personal Services Contract with ESA, a California corporation, in an amount not to exceed \$343,740, for a two-year term, with a one-year option to extend, to prepare an environmental impact report for the Mid-Market redevelopment program, Mid-Market Redevelopment Survey Area. (Resolution No. 152-2010)

ADOPTION: _____

- (e) Authorizing a Personal Services Contract with the Market Street Association, a California nonprofit public benefit corporation, to provide administrative, coordination, and public information services in support of the Mid-Market Project Area Committee, for an 18-month term in an amount not to exceed \$105,000, with one 18-month option to extend for an aggregate amount not to exceed \$210,000, subject to budget appropriations; Mid-Market Redevelopment Survey Area. (Resolution No. 153-2010)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing the repayment of a CalHFA Residential Development Loan Program loan in the amount of \$2,724,048, and authorizing a Second Amendment to the Predevelopment Loan with 474 Natoma, LLC, a California limited liability company, to modify the predevelopment budget in conjunction with the development of approximately 58 units of affordable housing, 474 Natoma Street; South of Market Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 154-2010)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (g) Authorizing A Fourth Amendment to the Amended and Restated Tax Increment Loan Agreement, and a Third Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to increase the loan by \$2,673,667, for a total amount not to exceed \$11,469,496, to provide additional funds for marketing and outreach, a Broker Referral Program, to repay a Construction Loan with Wells Fargo Bank, and to modify associated terms and conditions of the Agreement related to the sales of the units, in conjunction with the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 155-2010)

ADOPTION: _____

AGENDA ITEMS 4(h) & (i) WILL BE HEARD NOT BE HEARD BEFORE 5:00 P.M.,

Staff presentation estimated time: 15 minutes

- (h) Authorizing an Exclusive Negotiations Agreement with the Mexican Museum, a California non-profit corporation, for the development of a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277); Yerba Buena Center Redevelopment Project Area. (Resolution No. 156-2010)

ADOPTION: _____

- (i) Authorizing a Grant Agreement with the Mexican Museum, a California non-profit corporation, in an amount not to exceed \$10,566,000, for predevelopment work and construction of tenant improvements for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277); Yerba Buena Center Redevelopment Project Area. (Resolution No. 157-2010)

ADOPTION: _____

5. Matters not appearing on Agenda

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session: (a) Pursuant to Section 54956.9 (a), conference with legal counsel regarding existing litigation, Are Ecology v. San Francisco Redevelopment Agency, No. C10-05523 (N.D. Cal. complaint filed Dec. 8, 2010)

- (b) Pursuant to Section 54956.9 (a), conference with legal counsel regarding existing litigation, Sierra Club v. City and County of San Francisco, et al No. CGC-10503180 (S.F. Superior Court, petition filed Sep. 2, 2010)

11. Adjournment

(PLEASE NOTE: THE DECEMBER 21, 2010 MEETING IS CANCELLED)

CANCELLATION NOTICE

REDEVELOPMENT AGENCY of the City and County of San Francisco



Gavin Newsom, Mayor

COMMISSIONERS

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
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QUESTIONS MAY BE DIRECTED TO GINA E. SOLIS,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

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THE REGULARLY SCHEDULED COMMISSION MEETINGS

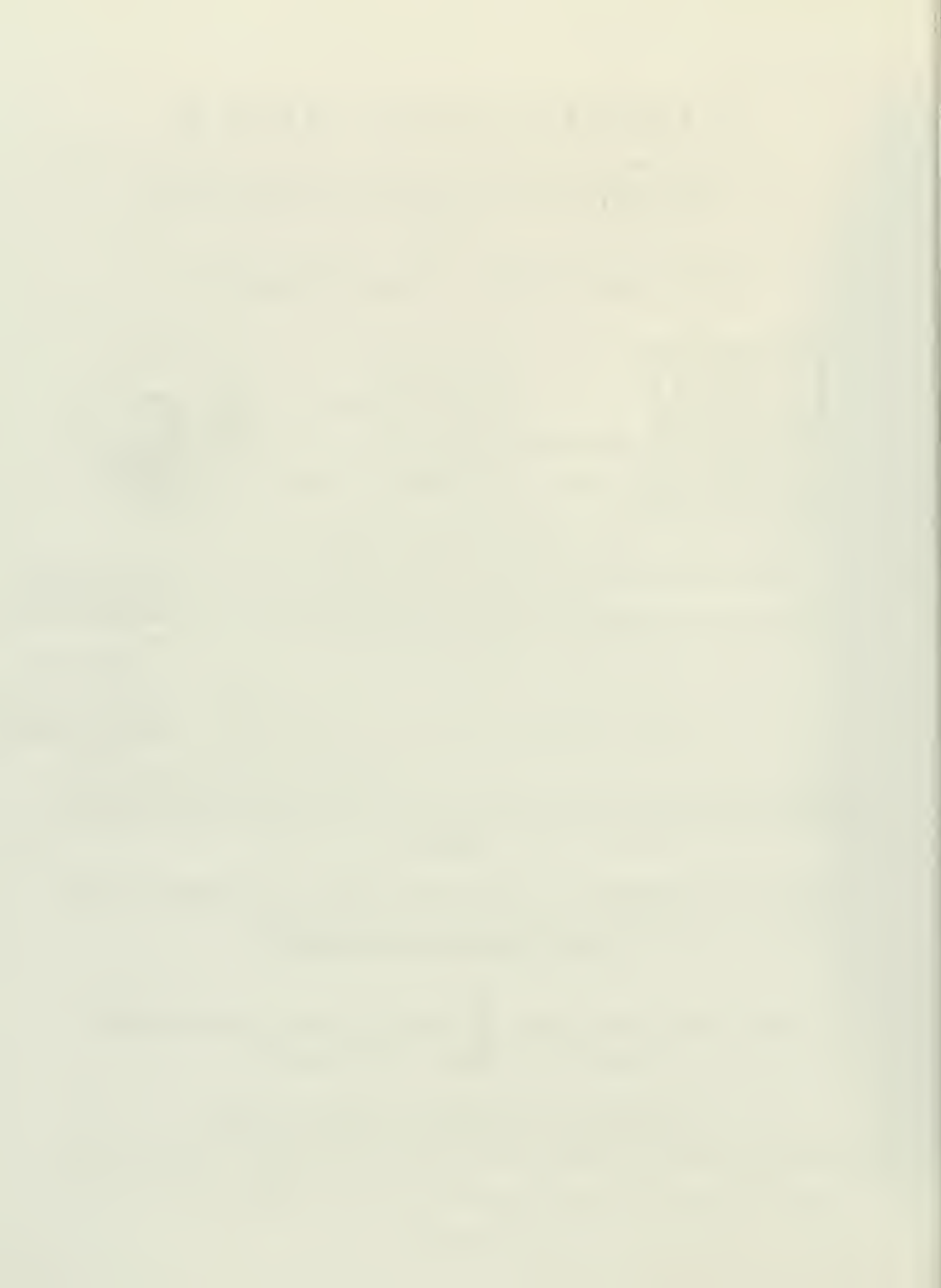
FOR

TUES., DECEMBER 21, 2010, AND TUES., JANUARY 4, 2011

HAVE BEEN CANCELLED

**THE NEXT REGULARLY SCHEDULED COMMISSION
MEETING WILL BE HELD ON**

TUESDAY, JANUARY 18, 2011, 4 P.M.



REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
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A G E N D A

JAN 14 2011

TUESDAY, JANUARY 18, 2011, 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a 2011-2012 Work Order Agreement with the Mayor's Office of Housing in an amount not to exceed \$325,000, from July 1, 2011 to June 30, 2012, for homeownership assistance activities; Citywide Tax Increment Housing Program. (Resolution No. 1-2011)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 5 minutes

- (b) Commending and expressing appreciation to Sonja Johnson for her 38 years of dedicated service on the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 2-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (c) Conditionally Approving the Pocket Park Schematic Design for Phase 1 of the Hunters Point Shipyard and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 3-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Predevelopment Loan Agreement, in an amount not to exceed \$684,000 with Bayview Supportive Housing, LLC, a California limited liability corporation, in conjunction with the development of 121 very low-income senior rental housing units and a ground floor senior center, 5800 Third Street, Lot 3, and making environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 4-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Predevelopment Loan Agreement with Mercy Housing California 51, a California limited partnership, in an amount not to exceed \$3,201,909 for predevelopment expenses related to development of 56 units of very low-income family rental housing at 200 Sixth Street (formerly the Hugo Hotel); South of Market Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 5-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (f) Workshop on the proposed design concept for a new Mission Bay UCSF Hospital parking garage on Block 39; Mission Bay South Redevelopment Project Area.

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director: Update on Governor Brown's State Budget Proposal

9. Commissioners' Questions and Matters

- 10. Closed Session:** Pursuant to Section 54956.9 (a), conference with legal counsel regarding existing litigation, [Arc Ecology v. San Francisco Redevelopment Agency](#), No. C10-05523 (N.D. Cal. complaint filed Dec. 8, 2010)

11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
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A G E N D A

JAN 27 2011

Tuesday, February 1, 2011 • 4:00 p.m. SAN FRANCISCO
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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Authorizing execution of a 9-year License Agreement with the City and County of San Francisco, a municipal corporation, acting by and through its Municipal Transportation Agency ("SFMTA") for long-term access to repair, maintain, and remove a monitoring system, as part of SFMTA's Central Subway extension project, on a portion of the Agency's Yerba Buena Center Central Block Three property fronting Fourth Street. (Resolution No. 6-2011)
- (b) Authorizing a First Amendment to the Personal Services Contract with L. Luster & Associates, a California corporation, to increase the Contract amount by \$78,131, for a total aggregate amount not to exceed \$203,131, for consultant services to inform the Agency's efforts to establish a construction workforce policy and authorizing a Memorandum of Understanding with the San Francisco International Airport to provide partial funding for the Contract; All Redevelopment Project Areas. (Resolution No. 7-2011)

ADOPTION:

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing the establishment of a panel of real estate economics consulting firms to provide advisory services on an as-needed basis for a three-year term in an aggregate amount not to exceed \$800,000, including \$500,000 for the Hunters Point Shipyard, subject to the availability of funds; All Redevelopment Project and Survey Areas. (Resolution No. 8-2011)

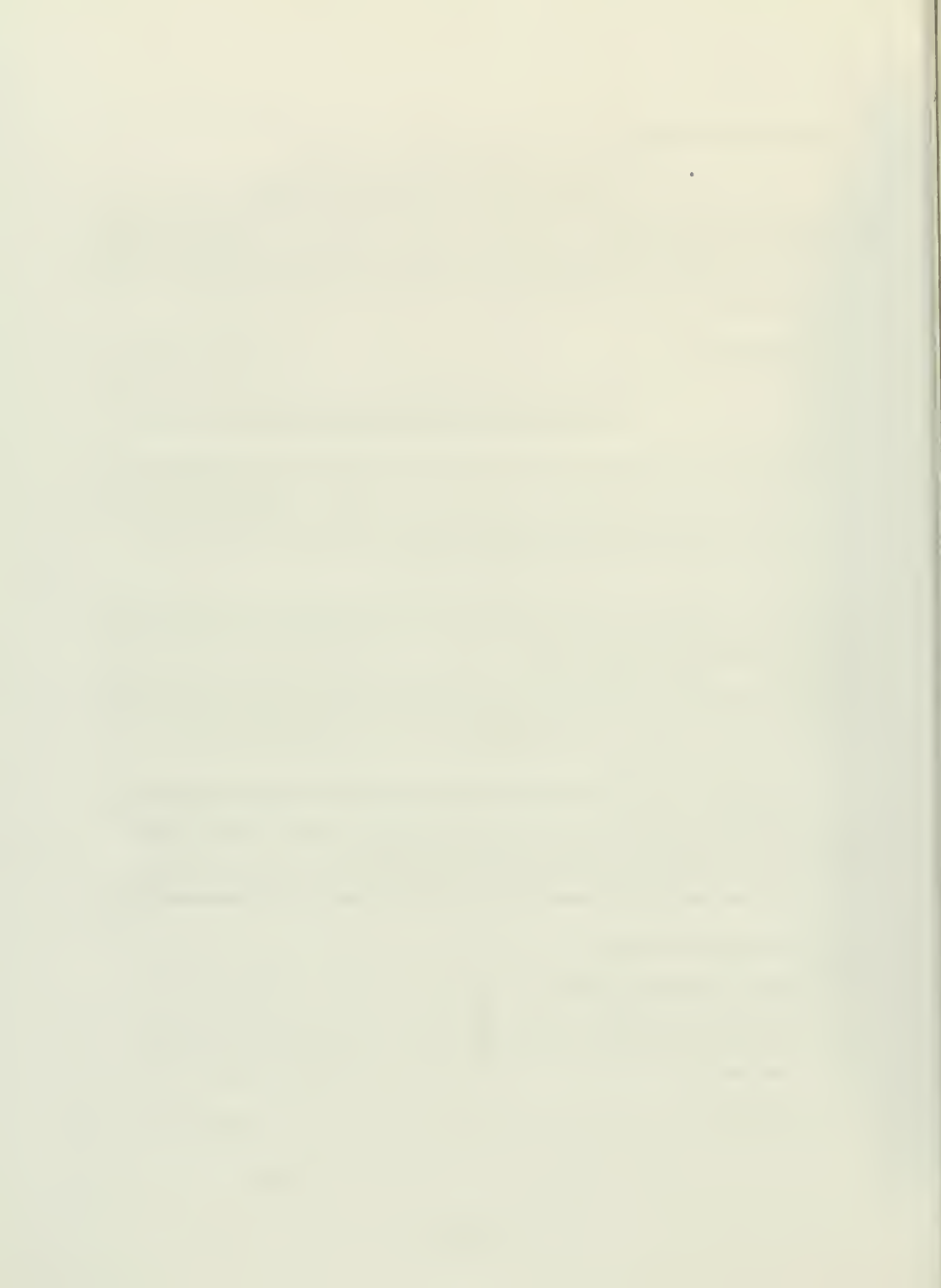
ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Personal Services Contract with ADR Continental Group, a California Limited Liability corporation in association with, Katz & Associates, a Nevada corporation, for an amount not to exceed \$99,860, for a nine-month term to develop a strategic communications plan and an implementation plan for the Agency; Agency wide Project and Survey Areas. (Resolution No. 9-2011)

ADOPTION: _____

5. Matters not appearing on Agenda
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



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A G E N D A

Tuesday, February 15, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any. None
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of February 1, 2011

ADOPTION: _____

REGULAR AGENDA

Agenda Items 4(b) and (c) will be presented together, but acted on separately

Staff presentation estimated time: 10 minutes

- (b) Authorizing an Amended and Restated Tax Increment Loan Agreement with Tolsom Essex LLC, a California limited liability corporation, consisting of a previously approved loan in the amount of \$3,181,995, new loan funds in the amount of \$5,576,646, and new conditional loan funds in the amount of \$10,550,000, all in an aggregate amount not to exceed \$19,308,641, for the development of approximately 120 units of very low-income supportive rental housing: the Rene Cazenave Apartments, 25 Essex Street, southeast corner of Tolsom and Essex Streets, and making environmental findings pursuant to the California Environmental Quality Act, Transbay Redevelopment Project Area. (Resolution No. 10-2011)

ADOPTION: _____

(c) Authorizing a Housing Opportunities for Persons With AIDS Loan Agreement with Community Housing Partnership, a California nonprofit public benefit corporation, in an amount not to exceed \$950,000, for the development of approximately 120 units of very low-income supportive rental housing, the Rene Cazenave Apartments, 25 Essex Street, southeast corner of Folsom and Essex Streets, and making environmental findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area. (Resolution No. 11-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

(d) Authorizing a personal services contract with Overland, Pacific & Cutler, Inc., a California corporation, to provide tenant relocation services and implement a relocation program for tenants requiring relocation at the Hunters Point Shipyard, for a term of one year, with two 1-year extension options to be exercised at the Executive Director's discretion, for a total aggregate amount not to exceed \$188,760; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 12-2011)

ADOPTION: _____

5. Matters not appearing on the Agenda

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7. Report of the President

8. Report of the Executive Director:

(a) Update on Governor's Proposal to Dissolve Redevelopment Agencies

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



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FEB 25 2011

A G E N D A

Tuesday, March 1, 2011 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Authorizing the Executive Director to submit a Transportation Infrastructure Finance and Innovation Act loan application to the United States Department of Transportation for transportation improvements associated with the Hunters Point Shipyard Phase 2/Candlestick Point Project in the amount of approximately \$120,000,000 to be repaid as a reimbursable cost of the project, and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. (Resolution No. 13-2011)
- (b) Authorizing a Second Amendment to the Ground Lease with MHRSC, L.P., a California Limited Partnership, to modify the schedule of performance, and to modify the distribution of surplus cash, for the development of Mary Helen Rogers Senior Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street; Citywide Tax Increment Housing Program. (Resolution No. 14-2011)

Action Taken: _____

BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

4. Matters of New Business:

REGULAR AGENDA

AGENDA ITEMS 4(c) – 4(g) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (c) Approving an amendment to the budget of the Redevelopment Agency of the City and County of San Francisco for Fiscal Year 2010-2011 to increase the Agency's receipt of revenue, including additional bond proceeds, and to increase its expenditure authority in an additional aggregate amount not to exceed \$75.44 million; and to amend the Agency's Fiscal Year 2010-2011 statement of indebtedness to conform to the changes in the budget. (Resolution No. 15-2011)

Action Taken: _____

- (d) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$44,000,000 relating to the issuance of 2011 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, Mission Bay North Redevelopment Project Area, Mission Bay South Redevelopment Project Area, South of Market Redevelopment Project Area and Transbay Redevelopment Project Area, and the former Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1, the former Hunters Point Redevelopment Project Area, the former India Basin Industrial Park Redevelopment Project Area and the former Western Addition Redevelopment Project Area A-2). (Resolution No. 16-2011)

Action Taken: _____

- (e) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$19,000,000 relating to the issuance of the 2011 Series B Tax allocation revenue bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, South of Market Redevelopment Project Area and Transbay Redevelopment Project Area). (Resolution No. 17-2011)

Action Taken: _____

- (f) Authorizing the Execution of a loan agreement in an aggregate principal amount of not to exceed \$35,000,000 relating to the issuance of 2011 Series C Tax Allocation Revenue Bonds (Mission Bay North Redevelopment Project) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto (Mission Bay North Redevelopment Project Area). (Resolution No. 18-2011)

Action Taken: _____

- (g) Authorizing the execution of a loan agreement in an aggregate principal amount of not to exceed \$45,000,000 relating to the issuance of 2011 Series D Tax Allocation Revenue Bonds (Mission Bay South Redevelopment Project) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto (Mission Bay South Redevelopment Project Area). (Resolution No. 19-2011)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing A Letter Agreement with the Office Of Economic and Workforce Development, in an Amount not to Exceed \$500,000, for providing grants and the Administration of a Façade and Tenant Improvement Program for the Third Street Commercial Corridor as part of the larger Citywide SF Shines Façade Improvement Program, from March 1, 2011 to March 1, 2012; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 20-2011)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (i) Workshop on the creation of a Bayview Hunters Point Revolving Loan Program to provide loans to business and property owners on Third Street; Bayview Hunters Point Redevelopment Project Area

Staff presentation estimated time: 15 minutes

- (j) Workshop and Update on Agency's Operating Agreement with Museum of the African Diaspora (MOAD)

Staff presentation estimated time: 15 minutes

- (k) Workshop/Update on the Implementation Phase of the Letter Agreement with the Office of Economic & Workforce Development to administer marketing and economic development programs on the Fillmore commercial corridor (between Post and McAllister Streets) for a period of two – three years; for an amount not to exceed \$800,000.

ITEMS 4(l) – (n) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (l) Authorizing a Second Amendment to the Acquisition Loan Agreement with Third and LeConte Associates, L.P., a California limited partnership, to increase the loan amount by \$572,265 for the value of land-related costs associated with the development of 73 units of very low-income, rental supportive housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 21-2011)

Action Taken: _____

- (m) Authorizing a Third Amendment to the Predevelopment Loan Agreement with Third and LeConte Associates, L.P., a California limited partnership, to decrease the loan amount by \$572,265 in connection with the development of 73 units of very low-income, rental supportive housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 22-2011)

Action Taken: _____

- (n) Authorizing a Loan Agreement with Third and LeConte Associates, LP, a California Limited Partnership, in an amount not to exceed \$17,149,956, for the development of 73 units of very low-income rental supportive housing, 6600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 23-2011)

Action Taken: _____

5. Matters not appearing on Agenda

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7. Report of the President
8. Report of the Executive Director:
 - (a) Update on Governor's proposal to dissolve Redevelopment Agencies
9. Commissioners' Questions and Matters
10. Closed Session
11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

CONTINUED FROM THE MARCH 5TH COMMISSION MEETING:

- (a) Workshop/Update on the Implementation Phase of the Letter Agreement with the Office of Economic & Workforce Development to administer marketing and economic development programs on the Fillmore commercial corridor (between Post and McAllister Streets) for a period of two – three years, for an amount not to exceed \$800,000.

Staff presentation estimated time: 15 minutes

- (b) Update and presentation on the Agency's Job Readiness Initiative's (JRI) first year progress report.

Staff presentation estimated time: 10 minutes

AGENDA ITEMS 4(c) AND 4(d) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

- (c) Authorizing a Grant Agreement with the City and County of San Francisco, acting by and through the Municipal Transportation Agency, in an amount not to exceed \$785,000 to provide supplemental funding for the renovation of the Bayview Opera House Plaza and making findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 24-2011)

ADOPTION: _____

- (d) Authorizing a Grant Agreement with the City and County of San Francisco, acting by and through its Arts Commission, in an amount not to exceed \$400,000 to provide supplemental funding for the interior renovation of the Bayview Opera House and making findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 25-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (e) Authorizing the Bayview Hunters Point Revolving Loan Program and the allocation of funding in the amount of \$1,000,000 to provide loans to business and property owners on Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 26-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

AGENDA ITEMS 4(f) AND 4(g) WILL BE DISCUSSED TOGETHER, BUT ACTED ON SEPARATELY

- (f) Authorizing a Loan Agreement with the San Francisco Housing Development Corporation, a non-profit public benefit corporation, in an amount not to exceed \$250,000 for tenant and façade improvements for a full-service restaurant in the ground-floor commercial space at 4800 Third Street, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 27-2011)

ADOPTION: _____

- (g) Authorizing a Fifth Amendment to the Amended and Restated Tax Increment Loan Agreement, and a Fourth Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to cancel the Commercial Promissory Note in the amount of \$150,000 with the San Francisco Housing Development Corporation, in conjunction with the development of 18 units of low- and moderate-income ownership units and ground floor commercial space at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 28-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (h) Authorizing a Third Amendment to the Tax Increment Loan Agreement, and a Second Amendment to the Disposition and Development Agreement, with Armstrong Townhomes, LLC, a California Limited Liability Corporation, to modify the schedule of performance, and to modify and increase the budget by \$9,630,088, for a total amount not to exceed \$34,117,133; in conjunction with the development of 124 low-and moderate-income ownership units; 5600 Third Street; Bayview Hunter's Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 29-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a three-year Garage Management Agreement with Pacific Park Management Inc., a California corporation, for a base fee of \$12,000 a year for the operation and management of the Agency-owned public parking garage, consistent with the Agency's May 18, 2004 Disposition and Development Agreement for the site, at the Fillmore Heritage Center at 1310 Fillmore Street. (Resolution No. 30-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

Agenda Items 4(j, k, & l) will be presented together, but acted on separately

- (j) Authorizing the execution and delivery of a Multifamily Housing Revenue Note, in an aggregate principal amount not to exceed Forty One Million and no 100 dollars (\$41,000,000) to assist HV Partners I, L.P., a California limited partnership, for the financing of the acquisition and construction of affordable residential rental facilities known as Hunters View Phase I at Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27), authorizing and approving related actions and authorizing the execution and delivery of related documents and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program (Resolution No. 31-2011)

ADOPTION: _____

- (k) Authorizing a Second Amendment to the Second Amended and Restated Loan Agreement with Hunters View Partners 1, L.P., a California limited partnership, to modify the terms and conditions of the Agency loan agreement, Hunters View Housing Development Phase Ia, Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27); Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 32-2011)

ADOPTION: _____

- (l) Authorizing an Agency Payment Obligation Agreement with HV Partners 1, L.P., a California limited partnership, and Citibank, NA, a National Banking Association, to guarantee an amount up to \$9,631,252 in construction loan payments to Citibank, NA, for the construction of 80 public housing replacement units and 27 low-income rental units known as Phase Ia of Hunters View; Middle Point and West Point Roads (Block 4624, Lots 3, 4 & 9 and Block 4720, Lot 27); Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 33-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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- *If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at Giua.Solis@sfgov.org.*

7. Report of the President

8. Report of the Executive Director:

- (a) *Update on Governor's proposal to dissolve Redevelopment Agencies*

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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SPECIAL MEETING A G E N D A

GOVERNMENT
DOCUMENTS DEPT

MAR 25 2011

Tuesday, March 29, 2011 • 5:00 p.m.
(Please note start of meeting time)

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting, minutes can be made available by audiocassette tape or alternative formats.
5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

SPECIAL MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a First Amendment to the Amended and Restated Housing Opportunities for Persons with AIDS Capital Loan Agreement with The Black Coalition on AIDS, a California nonprofit public benefit corporation, to reallocate funds among line items, in conjunction with the rehabilitation of 11-beds of transitional housing, 1761 Turk Street; Housing Opportunities for Persons with AIDS Program. (Resolution No. 34-2011)
- (b) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Rental Assistance Agreement with the Housing Authority of the City and County of San Francisco to extend the Agreement for 18 months from July 1, 2011 to December 31, 2012, and to increase compensation by an amount not to exceed \$4,875,000, for a total aggregate amount not to exceed \$14,625,000, to provide rental subsidies and administration; HOPWA Rental Assistance Program; Housing Opportunities for Persons with AIDS Program. (Resolution No. 35-2011)
- (c) Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities/Catholic Youth Organization, a California nonprofit public benefit corporation, to extend the Agreement for 18 months from July 1, 2011 to December 31, 2012, and to increase compensation by an amount not to exceed \$398,585, for a total aggregate amount not to exceed \$1,178,585 to provide supportive services; HOPWA Rental Assistance Program; Housing Opportunities for Persons with AIDS Program. (Resolution No. 36-2011)
- (d) Authorizing a Letter Agreement with the City and County of San Francisco Acting, by and through its Department of Public Works, in an amount not to exceed \$61,500 for contract administration, construction bid management, and project closeout for the Arleious Walker Drive Stairway Improvement Project and making findings required by Health and Safety Code Section 33445; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 37-2011)

ADOPTION:

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (e) Authorizing a Predevelopment Loan Agreement with Double Rock Ventures, LLC, a Delaware limited liability company, in the amount of \$3,000,000, for master planning and predevelopment activities related to the construction of 256 public housing units, a one-for-one replacement, and the construction of 248 additional units of low-income family rental housing; Alice Griffith public housing site, 211 Cameron Way, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 38-2011)

ADOPTION: _____

AGENDA ITEMS 4(f) – 4(h) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (f) Authorizing an Amended and Restated Permanent Loan Agreement with Mercy Housing California XLIV, a California limited partnership, and related documents, in an amount not to exceed \$39,131,442, for the development of 150 units of very low- and low-income family rental housing at 1180 Fourth Street (Block 13 East) by Mercy Housing California XLIV, a California limited partnership, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 39-2011)

ADOPTION: _____

- (g) Authorizing a Ground Lease with Mercy Housing California XLIV, a California limited partnership and authorizing actions related to the transfer of land to the Agency, for an initial term of 65 years, in conjunction with the development of 150 units of very low- and low-income family rental housing at 1180 Fourth Street (Block 13 East) by Mercy Housing California XLIV, a California limited partnership, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 40-2011)

ADOPTION: _____

- (h) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series in an amount not to exceed \$50,000,000 to finance the construction of residential facilities located at 1180 Fourth Street at Parcel 13 East; Mission Bay South Redevelopment Project Area; Agency Citywide Affordable Housing Program. (Resolution No. 41-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing A Fourth Amendment to the Agreement for the Operation of a Museum Facility with the Museum of the African Diaspora, a California Nonprofit Public Benefit Corporation, to restructure the Schedule of Payments for Operations of the Museum located on a portion of Parcel EB-2A in order to provide interior capital improvements to the MoAD Facility an additional \$553,000 in fiscal year 2010-2011 (Resolution No. 42-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director Report of the Executive Director:

- (a) Update on Governor's proposal to dissolve Redevelopment Agencies*

9. Commissioners' Questions and Matters

- 10. Closed Session:** Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with 1) the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/Technical bargaining unit; and 2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit. Agency negotiators: Fred Blackwell, Amy Lee, Diane Iwata, and James Morales

11. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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APR - 1 2011

A G E N D A

Tuesday, April 5, 2011 • 4:00 p.m. SAN FRANCISCO
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ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (a) Authorizing a First Amendment to a Letter Agreement with the Office of Economic and Workforce Development to administer the SF Shines Façade and Tenant Improvement Program to roll over \$95,574 from a previous term and add an additional \$250,000, for a total amount not to exceed \$845,574; Bayview Hunters Point Redevelopment Project Area (Resolution No. 43-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (b) Authorizing a Letter Agreement with the City and County of San Francisco, acting by and through its Department of Public Works, in an amount not to exceed \$350,000, for planning, project management, preliminary engineering and design, and federal environmental review of the Bayview Transportation Improvements Project; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 44-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

AGENDA ITEMS 4(c) AND (d) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

- (c) Authorizing a Second Amendment to the Interim Lease with HPS Development Co. LP, a Delaware limited partnership, to build and operate a real estate sales and marketing office on Agency-owned land (Block 56) under terms that include an initial five-year term with five one-year options and an annual rent payment of \$12,000 and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 45-2011)

ADOPTION: _____

- (d) Authorizing a Second Amendment to the Interim Lease with HPS Development Co. LP, a Delaware limited partnership, to build and operate a real estate sales and marketing office on Agency-owned land (Block 56) under terms that include an initial five-year term with five one-year options and an annual rent payment of \$12,000 and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 46-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director:

- (a) *Update on Governor's proposal to dissolve Redevelopment Agencies*

9. Commissioners' Questions and Matters

- 10. Closed Session:** (a) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with 1) the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit; and 2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit. Agency negotiators: Fred Blackwell, Amy Lee, Diane Iwata, and James Morales.

(b) Pursuant to Government Code §54957.6 to confer with Agency's designated representatives regarding negotiations with unrepresented employees: Deputy Executive Directors, Agency General Counsel; Human Resources Manager, Commission Secretary, Executive Assistant to Executive Director. Agency negotiator: Fred Blackwell.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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A G E N D A

Tuesday, April 19, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

REGULAR AGENDA

Estimated time: 10 minutes

- (a) Authorizing a Second Amendment to the Ground Lease Agreement with the City and County of San Francisco to extend the lease term for two years, for a total five-year term, ending September 1, 2015, for a portion of Assessor's Parcel 0817, Lot 30, known as Central Freeway Parcel K; Citywide Tax Increment Housing Program. (Resolution No. 47-2011)

ADOPTION: _____

Staff presentation estimated time: 45 minutes

- (b) Workshop on the Agency's Fiscal Year 2011-12 Budget

Staff presentation estimated time: 10 minutes

- (c) Authorizing a Phase II-III Rental Housing Loan Agreement with Hunters View Associates, L.P., a California limited partnership, in an aggregate amount not to exceed \$31,406,982 and adopting environmental findings pursuant to the California Environmental Quality Act; in conjunction with the Phase II-III construction of very low and low income rental units, Hunters View Housing development, Middle Point and West Point Roads; Bayview Hunters Point Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 48-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (d) Authorizing a Ground Lease Agreement with Third & LeConte Associates, L.P., a California limited partnership, for the development of 73 units of very low-income supportive rental housing, 1075 LeConte Avenue (formerly known as 6600 Third Street); Bayview Hunters Point Redevelopment Project Area. (Resolution No. 49-2011)

ADOPTION: _____

AGENDA ITEMS 4(e) & (f) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (e) Authorizing a Tax Increment Loan Agreement with 474 Natoma LLC , a California limited liability company, in an amount not to exceed \$12,870,713, for a total aggregate amount not to exceed \$15,470,713, for the development of approximately 60 units of low-income rental housing, 474 Natoma Street; South of Market Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 50-2011)

ADOPTION: _____

- (f) Authorizing a Ground Lease with 474 Natoma LLC, a California limited liability company, for the development of approximately 60 units of low-income rental housing, 474 Natoma Street; South of Market Redevelopment Project Area, Citywide Tax increment Housing Program. (Resolution No. 51-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director

(a) Update on Governor's proposal to dissolve Redevelopment Agencies

9. Commissioners' Questions and Matters

10. Closed Session: Pursuant to Section 54956.9 (a), conference with legal counsel regarding existing litigation, Arc Ecology v. San Francisco Redevelopment Agency, No. C10-05523 (N.D. Cal. complaint filed Dec. 8, 2010)

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
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Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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SPECIAL MEETING AGENDA

Tuesday, April 26, 2011 • 10:00 a.m. – 3:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held at the South Beach Harbor, The Embarcadero, Pier 40, in the South Beach Harbor Community Room, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is the Embarcadero or Montgomery Street stations. Walk or transfer to the Muni Metro T line directly to the AT&T ballpark – the Second and King Muni Metro station is right next to the Harbor. Muni buses 15, 30 and 45 also stop within one block of the Harbor. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible but limited parking at the South Beach Harbor. There are public parking facilities in the immediate area with one of the largest lots located at Brannan and the Embarcadero. Subject to availability, South Beach Harbor visitors can park for up to two hours in designated spaces in the visitor lot on Pier 40 (at Townsend and the Embarcadero). Without prior approval, no visitors are allowed in the permit parking lots (inside Pier 40 or in the south lot off Second and King Streets). Cars without permits in these permit parking lots are subject to towing.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2457 or email Gina.Solis@sfgov.org at least 72 hours in advance to ensure availability prior to the meeting/hearing: American Sign Language interpreters, language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting, minutes can be made available by audiocassette tape or alternative formats.
 5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, and multiple chemical sensitivity, or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

SAN FRANCISCO REDEVELOPMENT AGENCY

COMMISSION RETREAT

SPECIAL MEETING AGENDA

1. Recognition of a Quorum
2. Persons wishing to address the members on non-Agenda, but Agency related matters.
 - a. *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
 - b. *Please simply state your business or matter you wish the Commission or staff to be aware of.*
 - c. *It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.*
 - d. *If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at Gina.Solis@sfgov.org.*
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the following:
 - (a) Future of Redevelopment
 - ◆ Sacramento Update
 - ◆ The Vision for Redevelopment
 - ◆ Priorities and Process for Establishing a Successor Strategy
 - (b) Workforce Development and Local Hire
 - ◆ Update on City Policy
 - ◆ Implications for Redevelopment
4. Other Commissioner Business and Comments
5. Adjournment

Members of the public have a right to comment on the matters described above either before or after consideration of the item.

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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APR 28 2011

A G E N D A

Tuesday, May 3, 2011 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
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 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (a) Approving the proposed budget for the period July 1, 2011 through June 30, 2012 and authorizing the Executive Director to submit the Budget to the Mayor's Office and the Board of Supervisors. (Resolution No. 52-2011)

ADOPTION: _____

AGENDA ITEMS 4(b), (c), (d), and (e) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (b) Authorizing an application to the U.S. Department of Housing and Urban Development for Choice Neighborhoods Initiative Grant Funds in an amount not to exceed \$30,500,000 and acceptance of such funds in conjunction with the replacement of 256 public housing units and the construction of 248 very low-income rental units at the Alice Griffith Public Housing site, and adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 53-2011)

ADOPTION: _____

- (c) Authorizing a First Amendment to the Personal Services Contract with Seifel Consulting, Inc., a California corporation, to increase the contract in an amount not to exceed \$47,500, for consulting services related to the Choice Neighborhoods Initiative Grant application for the revitalization of Alice Griffith Public Housing; Bayview Hunters Point Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 54-2011)

ADOPTION: _____

- (d) Authorizing a Purchase and Sale Agreement with McCormack Baron Salazar, Inc., a Missouri corporation, for the sale of real property located at the east side of Arelious Walker Drive at Gilman Avenue, Assessor's Parcel Number 4884/27; Bayview Hunters Point Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 55-2011)

ADOPTION: _____

- (e) Authorizing a Ground Lease Agreement with Bayview Supportive Housing, LLC, a California limited liability company, for the development of 121 units of very low-income senior rental housing, 5800 Third Street, Lot 3, and making environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area, Citywide Tax Increment Housing Program. (Resolution No. 56-2011)

ADOPTION: _____

AGENDA ITEMS 4(f) AND (g) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Loan Agreement with Midori Housing Corporation, a California nonprofit public benefit corporation, in an amount not to exceed \$309,500, for sprinkler system upgrades at the Midori Hotel, 77 units of very low-income rental housing for residents living with mental illness, 240 Hyde Street; Citywide Tax Increment Housing Program. (Resolution No. 57-2011)

ADOPTION: _____

- (g) Authorizing a First Amendment to the Rental Acquisition and Rehabilitation Program Loan Agreement with Conard House, Inc., a California nonprofit public benefit corporation, for the Midori Hotel, 77 units of very low-income rental housing for residents living with mental illness, to reduce the interest rate, commencing on the effective date of the First Amendment, from 10% to 3%, to extend the term to 55 years, and to convert the debt service requirement from mandatory monthly principal repayments to residual receipts, 240 Hyde Street; Citywide Tax Increment Housing Program. (Resolution No. 58-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. **Report of the President**
8. **Report of the Executive Director**
 - (a) *Update on Governor's proposal to dissolve Redevelopment Agencies*
9. **Commissioners' Questions and Matters**
10. **Closed Session**
11. **Adjournment**

REDEVELOPMENT AGENCY of the City and County of San Francisco



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MAY 13 2011

A G E N D A

Tuesday, May 17, 2011 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of January 18, 2011
- (b) Approval of Minutes: Regular Meeting of February 15, 2011
- (c) Approving a Memorandum of Understanding With the Mayor's Office of Economic and Workforce Development and an Associated Letter Agreement with FOCIL-MB, LLC, a California Limited Liability Corporation, for the receipt and use of DTSC brownfield grant funds for the Park P10 and surrounding Mission Bay Drive improvements and adopting environmental findings pursuant to the California Environmental Quality Act: Mission Bay South Redevelopment Project Area. (Resolution No. 59-2011)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 20 minutes

- (d) Conditionally Approving the Combined Basic Concept and Schematic Design for the Public Safety Building on Block 8 in the Mission Bay South Redevelopment Project Area and adopting environmental findings pursuant to the California Environmental Quality Act, Mission Bay South Redevelopment Project Area. (Resolution No. 60-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (e) Conditionally Approving the Combined Basic Concept and Schematic Design for a residential building on Block 2 in the Mission Bay South Redevelopment Project Area and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Resolution No. 61-2011)

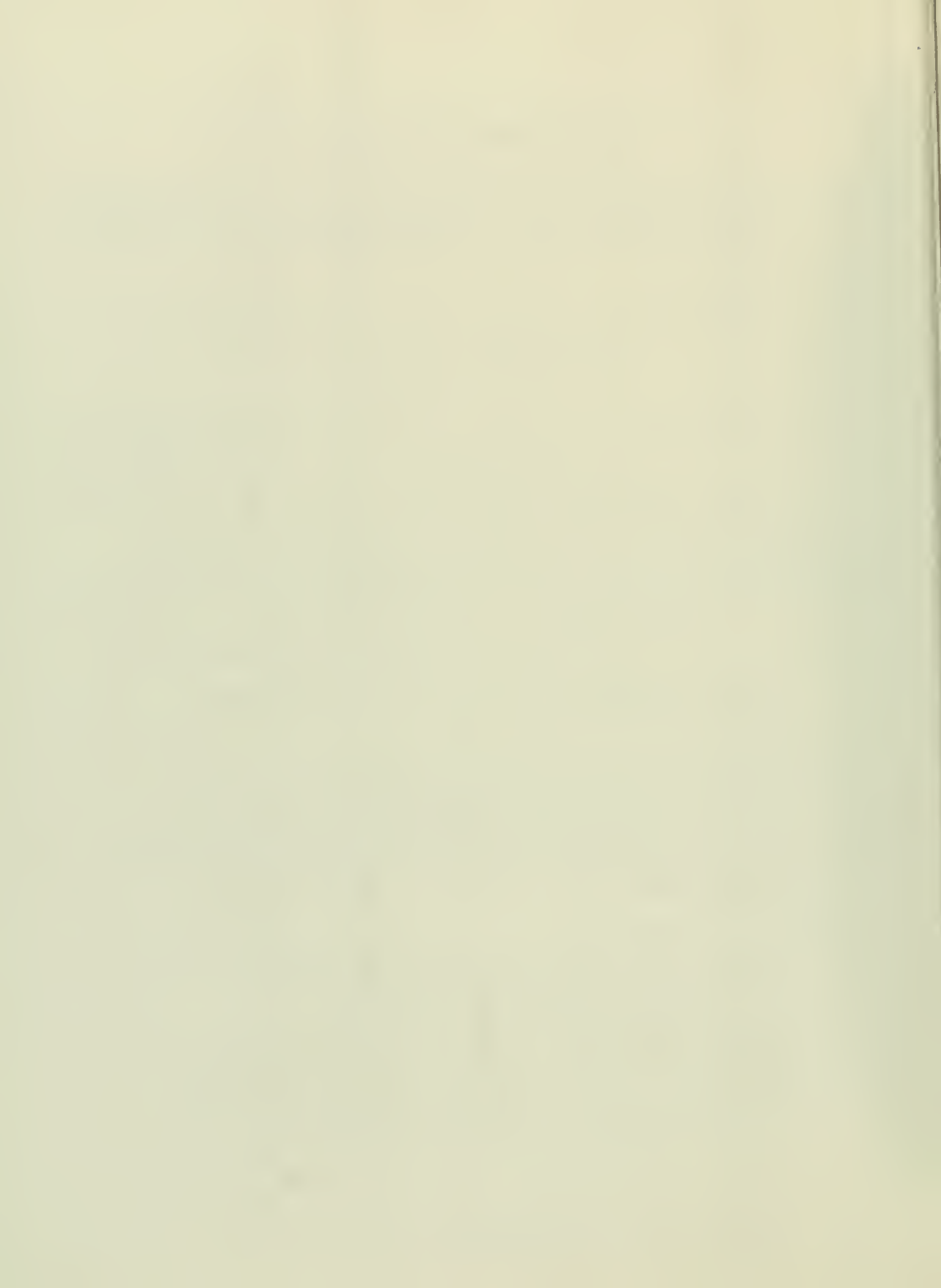
ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (f) Authorizing a Purchase and Sale Agreement with McCormack Baron Salazar, Inc., a Missouri corporation, for the sale of real property located at the southwest corner of Arelious Walker Drive and Carroll Avenue, Assessor's Parcel Block 4884, Lot 25, and adopting findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 62-2011)

ADOPTION: _____

5. **Matters not appearing on Agenda**
6. **Persons wishing to address the members on non-Agenda, but Agency related matters.**
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7. **Report of the President**
8. **Report of the Executive Director**
 - (a) *Update on Governor's proposal to dissolve Redevelopment Agencies*
9. **Commissioners' Questions and Matters**
10. **Closed Session**
11. **Adjournment**



REDEVELOPMENT AGENCY of the City and County of San Francisco



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JUN - 2 2011

A G E N D A

Tuesday, June 7, 2011 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of March 1, 2011
- (b) Authorizing an Amended and Restated Depository Agreement in the amount of \$940,000 with Mission Housing Development Corporation, a California public benefit corporation and the Mayor's Office of Housing in conjunction with the acquisition and rehabilitation of 63 very low income rental units, Mariposa Gardens, to identify projects to be rehabilitated and to permit the use of funds for administration; Citywide Tax Increment Housing Program. (Resolution No. 63-2011)
- (c) Authorizing a First Amendment to the Personal Services Contract with MJM Management Group to increase the budget by \$30,000 for a total amount not to exceed \$555,000 for steam cleaning, power washing, tree maintenance, and litter and graffiti control services for the newly improved alleyways between Mission, Folsom, Sixth, and Seventh Streets; South of Market Redevelopment Project Area. (Resolution No. 64-2011)
- (d) Authorizing a Second Amendment to the Personal Services Contract with the Central Market Community Benefit District to increase the budget by \$150,000, for a total not to exceed \$450,000, and extend the term by one year, ending June 30, 2012, to continue the community guides program on Sixth Street and adjacent alleyways to provide social service outreach and assistance to businesses, residents and visitors; South of Market Redevelopment Project Area (Resolution No. 65-2011)

- (e) Authorizing a 2011-2012 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$380,500, from July 1, 2011 to June 30, 2012; Housing Opportunities for Persons with AIDS Program. (Resolution No. 66-2011)
- (f) Authorizing a 2011-2012 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$878,500, from July 1, 2011 to June 30, 2012; Housing Opportunities for Persons with AIDS Program. (Resolution No. 67-2011)

ADOPTION: _____

REGULAR AGENDA

AGENDA ITEMS 4(g) – 4(n) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (g) Authorizing a Personal Services Contract with Goodwill Industries of San Francisco, San Mateo & Marin Counties, a California nonprofit Corporation, in a total aggregate amount not to exceed \$360,500, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months with one six month extension option; Bayview Hunters Point, Hunters Point Shipyard and Visitacion Valley Redevelopment Project Areas. (Resolution No. 68-2011)

ADOPTION: _____

- (h) Authorizing a Personal Services Contract with Girls 2000, a California nonprofit Corporation, DBA Hunters Point Family, in a total aggregate amount not to exceed \$210,500, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months with one six month extension option; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 69-2011)

ADOPTION: _____

- (i) Authorizing a Personal Services Contract with San Francisco Conservation Corps, a California nonprofit Corporation, in a total aggregate amount not to exceed \$300,000, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months with one six month extension option; Bayview Hunters point, Hunters Point Shipyard and Visitacion Valley Redevelopment Project Areas. (Resolution No. 70-2011)

ADOPTION: _____

- (j) Authorizing a Personal Services Contract with Young Community Developers, Inc., a California nonprofit Corporation, in a total aggregate amount not to exceed \$210,000, for workforce services in connection to the Job Readiness Initiative, for a term of twelve months, with one six month extension option; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas. (Resolution No. 71-2011)

ADOPTION: _____

- (k) Authorizing a Personal Services Contract with Asian Neighborhood Design, a California nonprofit Corporation, in a total aggregate amount not to exceed \$100,000, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, with one six month extension option; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 72-2011)

ADOPTION: _____

- (l) Authorizing a Personal Services Contract with Positive Resource Center, a California nonprofit Corporation, in a total aggregate amount not to exceed \$100,000, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, with one six month extension option; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 73-2011)

ADOPTION: _____

- (m) Authorizing a Personal Services Contract with Mission Hiring Hall, Inc., a California nonprofit Corporation, in a total aggregate amount not to exceed \$403,000, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, with one six month extension option; Mission Bay, South of Market, and Transbay Redevelopment Project Areas (Resolution No. 74-2011)

ADOPTION: _____

- (n) Authorizing a Personal Services Contract with Asian Neighborhood Design, a California nonprofit Corporation, in a total aggregate amount not to exceed \$100,000, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, with one six month extension option; Visitation Valley Redevelopment Project Area. (Resolution No. 75-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (o) Authorizing a Letter Agreement with the Office of Economic and Workforce Development in an amount not to exceed \$580,750 for contract administration of economic development services from July 1, 2011 to June 30, 2012 through two community-based organizations: (1) the South of Market Foundation d/b/a Urban Solutions; and (2) Asian Neighborhood Design; South of Market Redevelopment Project Area (Resolution No. 76-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (p) Conditionally Approving the Combined Basic Concept and Schematic Design for a residential building on Block 3 West in the Mission Bay South Redevelopment Project Area and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 77-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

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7. Report of the President

8. Report of the Executive Director:

- (a) *Update on Governor's proposal to dissolve Redevelopment Agencies*

9. Commissioners' Questions and Matters

- 10. Closed Session:** Pursuant to Section 54957 of the California Government Code, a public employee performance evaluation for the position of Executive Director.

11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



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JUN 17 2011

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A G E N D A

Tuesday, June 21, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

At this time, the Agency Commission will consider taking Closed Session Items 10(a) and (b) out of order and recessing to Closed Session.

3. Matters of Unfinished Business:

- (a) Authorizing a Personal Services Contract with Asian Neighborhood Design, a California nonprofit Corporation, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, in an amount not to exceed \$67,000, with one six month extension option, exercised at the discretion of the Executive Director, pending available funds, for a total aggregate amount not to exceed \$100,000, subject to the annual appropriation of funds; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 72-2011)

ADOPTION:

- (b) Authorizing a Personal Services Contract with Positive Resource Center, a California nonprofit Corporation, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, in an amount not to exceed \$67,000, with one six month extension option, exercised at the discretion of the Executive Director, pending available funds, for a total aggregate amount not to exceed \$100,000, subject to the annual appropriation of funds; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 73-2011)

ADOPTION:

- (c) Authorizing a Personal Services Contract with Mission Hiring Hall, Inc., a California nonprofit Corporation, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, in an amount not to exceed \$270,010, with one six month extension option, exercised at the discretion of the Executive Director, pending available funds, for a total aggregate amount not to exceed \$403,000, subject to the annual appropriation of funds; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 74-2011)

ADOPTION:

4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Regular Meeting of March 15, 2011.
- (b) Authorizing a First Amendment to the Permit to Enter Agreement with Brian Goggin, an individual, to extend the term of the agreement by an additional 12 month term ending June 20, 2012, related to an existing art installation, Hugo Hotel, 200-214 Sixth Street, South of Market Redevelopment Project Area. (Resolution No. 78-2011)
- (c) Authorizing a Third Amendment to a Personal Services Contract with Elation Systems, Inc., a California corporation, to increase the Contract amount by \$199,500, with two one-year extension options, for a total aggregate amount not to exceed \$1,075,900, to provide for annual licensing fees and continued development, technical support, and training for the Agency's web-based contract and labor compliance system. (Resolution No. 79-2011)
- (d) Authorizing a First Amendment to the Letter Agreement with the Mayor's Office of Housing in an amount not to exceed \$100,000 for contract administration and to provide workforce development services to residents of the Hunters View Development from August 3, 2010 to August 2, 2011 through a community-based organizations, Family Services Agency serving as the fiscal agent for Urban Strategies; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 80-2011)
- (e) Authorizing a First Amendment to the Ground Lease Agreement with the City and County of San Francisco to change the permitted uses and related terms to allow for non-parking uses on a portion of Assessor's parcel 831, Lot 24, known as Central Freeway Parcel O; Citywide Tax Increment Housing Program. (Resolution No. 81-2011)
- (f) Authorizing a First Amendment to the Amended and Restated Memorandum of Understanding with the City and County of San Francisco, acting by and through its Arts Commission, and the Mexican Museum, a California nonprofit corporation, to extend the term to December 31, 2012, with one additional six-month extension at the discretion of the Agency's Executive Director, to collaboratively implement a predevelopment plan for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277). (Resolution No. 82-2011)
- (g) Authorizing an Amended and Restated Loan Agreement with College Track, a California nonprofit public benefit corporation, in an amount not to exceed \$1.0 million to amend the loan security to comply with the requirements for New Markets Tax Credits financing for College Track campus renovations at 4301 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 83-2011)
- (h) Authorizing an Indemnification Agreement with U.S. Bancorp Community Development Corporation, a Minnesota corporation, in an amount not to exceed \$4,725,200 million as part of the New Markets Tax Credit financing for the College Track campus renovations at 4301 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 84-2011)

ADOPTION: _____

REGULAR AGENDA

Agenda Items 4(i, j, k, & l) will be presented together, but acted on separately

Staff presentation estimated time: 10 minutes

- (i) Authorizing An Amendment To The Memorandum Of Agreement With International Federation Of Professional And Technical Engineers (IFTPE), Local 21, Architects And Engineers Bargaining Unit, To Extend The Term Through March 31, 2012. (Resolution No. 85-2011)

ADOPTION: _____

- (j) Authorizing An Amendment To The Memorandum Of Agreement With International Federation Of Professional And Technical Engineers (IFTPE), Local 21, Management/Supervisory Bargaining Unit, To Extend The Term Through March 31, 2012. (Resolution No. 86-2011)

ADOPTION: _____

- (k) Authorizing An Amendment To The Memorandum Of Agreement With International Federation Of Professional And Technical Engineers (IFTPE), Local 21, Professional/Technical Bargaining Unit, To Extend The Term Through March 31, 2012. (Resolution No. 87-2011)

ADOPTION: _____

- (l) Authorizing An Amendment to the Memorandum Of Agreement with the Service Employees International Union (SEIU) Local 1021 Bargaining Unit To Extend The Term Through March 31, 2012. (Resolution No. 88-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (m) Authorizing a First Amendment to the San Francisco Redevelopment Agency Legal Services Contract with Kutak Rock LLP to provide specialized legal services primarily related to the transfer of the remaining Navy owned parcels at the Hunters Point Shipyard from the Navy to the Agency in the amount of \$490,000, for a total contract amount not to exceed \$965,000; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 89-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (n) Approving a personal services contract with CMG Landscape Architecture, a California corporation, in an amount not to exceed \$2,479,808, to provide design services and construction support for portions of the Transbay Streetscape and Open Space Plan; Transbay Redevelopment Project Area. (Resolution No. 90-2011)

ADOPTION: _____

Staff presentation estimated time: 10 minutes

- (o) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series, in an amount not to exceed \$20,000,000, to finance the construction of residential facilities located at 474 Natoma Street, South of Market Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 91-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director:

- *Update on Governor's proposal to dissolve Redevelopment Agencies*

9. Commissioners' Questions and Matters

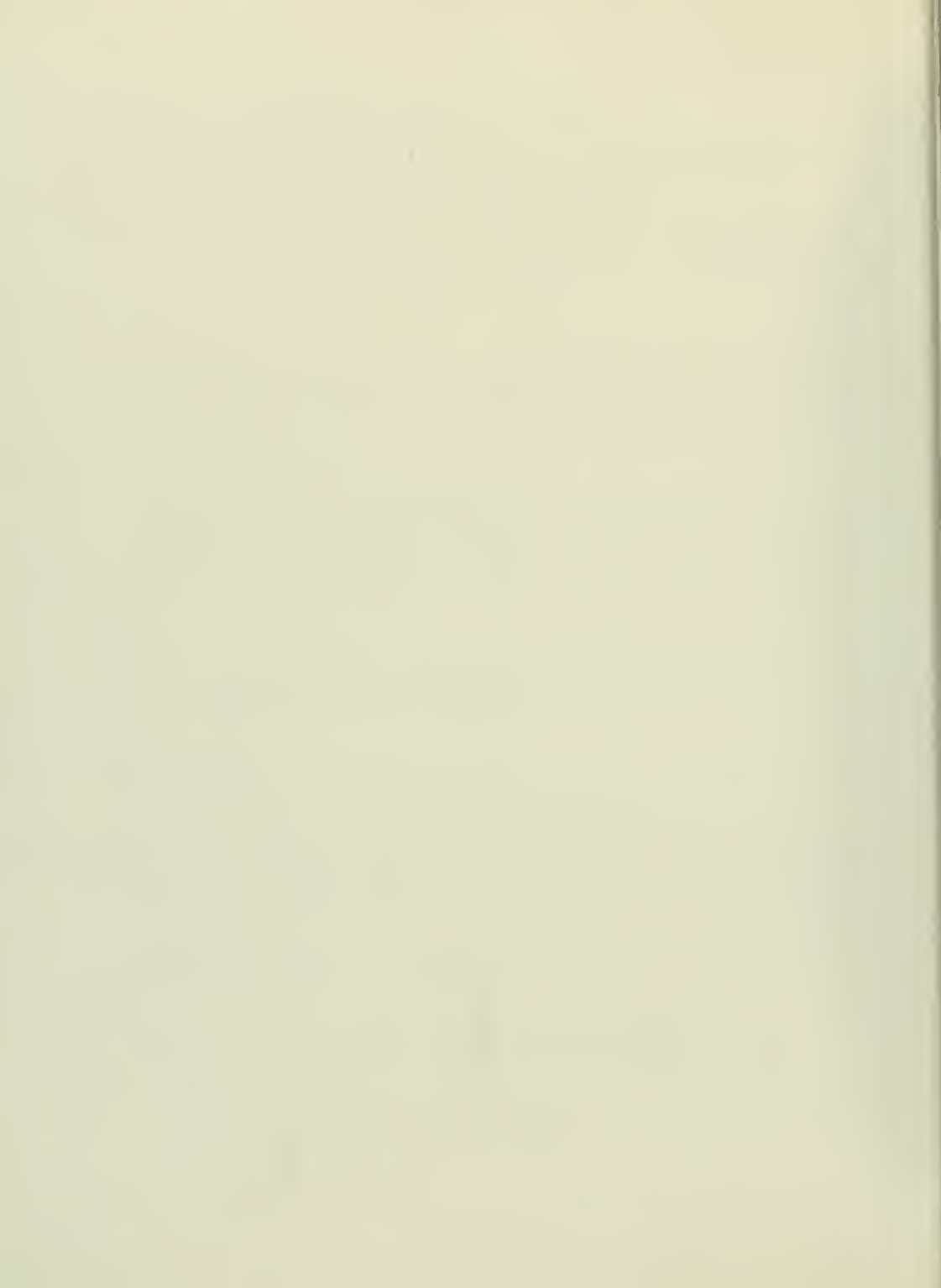
10. Closed Session(s):

(a) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with 1) the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit; and 2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit. Agency negotiators: Fred Blackwell, Amy Lee, Diane Iwata, and James Morales.

(b) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with the Service Employees International Union (SEIU) Local 1021 Bargaining Unit. Agency negotiators: Fred Blackwell, Amy Lee, Diane Iwata, and James Morales

(c) Pursuant to Section 54957 of the California Government Code, a public employee performance evaluation for the position of Executive Director.

11. Adjournment



REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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Tuesday, July 5, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
 6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of April 5, 2011
- (b) Approval of Minutes: Regular Meeting of May 3, 2011

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Establishing classifications of positions and compensation for the Agency staff and establishing authority for appointment to and vacation from positions under said classifications and other matters. (Resolution No. 92-2011)

ADOPTION: _____

Staff presentation estimated time: 20 minutes

- (d) Workshop on the Effects of State Legislation Suspending New Redevelopment Activities but Allowing the City and County of San Francisco to Take Steps to Continue the Redevelopment Agency.

5. **Matters not appearing on Agenda**
6. **Persons wishing to address the members on non-Agenda, but Agency related matters.**
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7. **Report of the President**
8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session: None**
11. **Adjournment**



REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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A G E N D A

Tuesday, July 19, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of May 17, 2011
- (b) Approval of Minutes: Regular Meeting of June 7, 2011
- (c) Authorizing the application for a U.S. Department of Housing and Urban Development Housing Opportunities for Persons With AIDS National HIV/AIDS Strategy Program grant in an amount not to exceed \$1,375,000 to fund local HIV/AIDS planning and housing services; Housing Opportunities for Persons with AIDS Program. (Resolution No. 93-2011)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 20 minutes

- (d) Informational design workshop on the proposed new Salesforce corporate headquarters in Mission Bay; Mission Bay South Redevelopment Area.

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

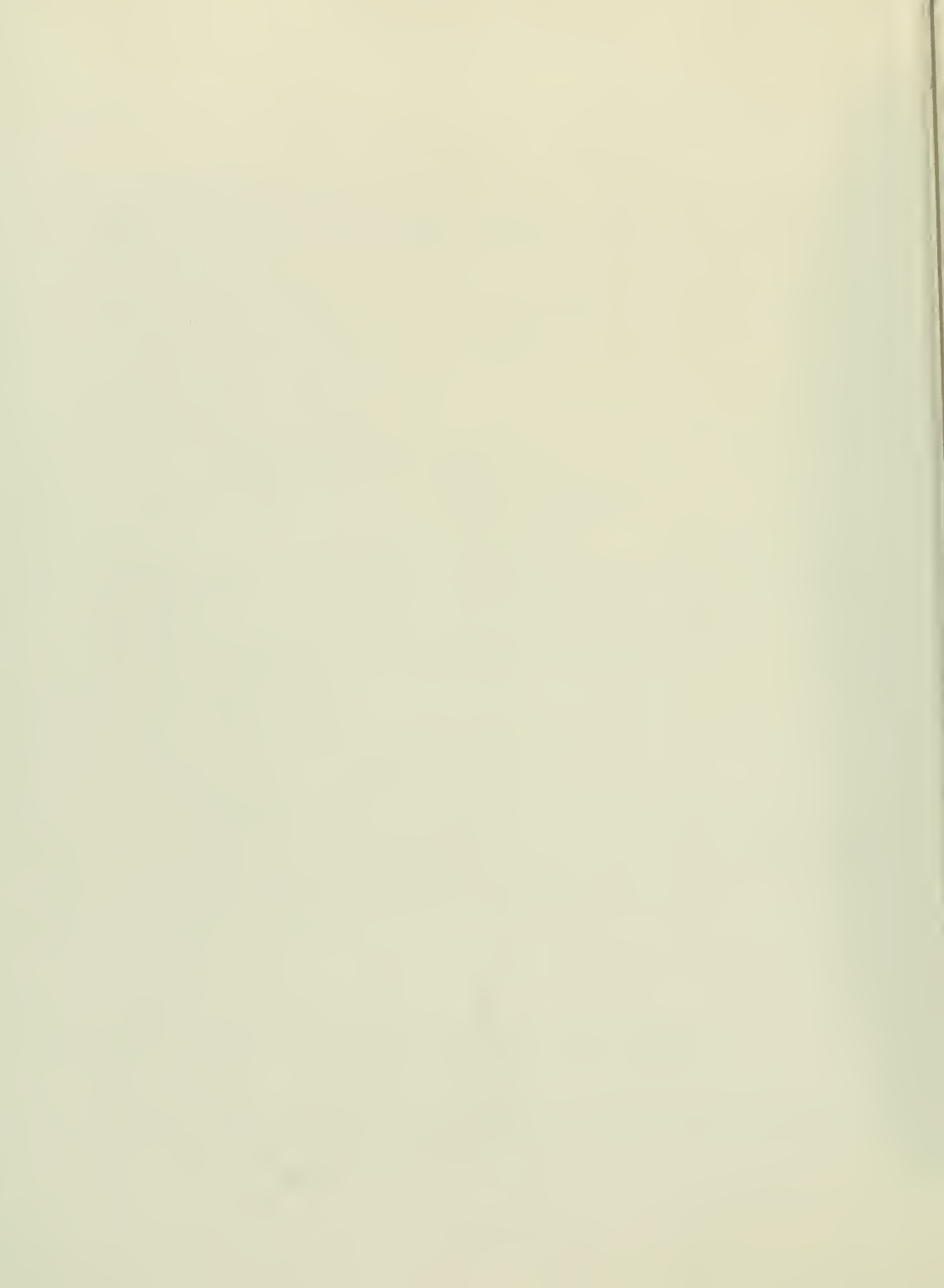
8. Report of the Executive Director:

- (a) Update on Governor's proposal to dissolve Redevelopment Agencies

9. Commissioners' Questions and Matters

10. Closed Session: None.

11. Adjournment



REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
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Tuesday, August 2, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

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- (a) Approval of Minutes: Special Meeting of March 29, 2011
- (b) Approval of Minutes: Regular Meeting of April 19, 2011
- (c) Consenting to Olson Lee's Participation, as Director of the Mayor's Office of Housing, in Agency-related Matters In Which He Was Previously Involved. (Resolution No. 94-2011)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (d) Presentation on Proposed 34th America's Cup by the Office of Economic & Workforce Development

5. **Matters not appearing on Agenda**
6. **Persons wishing to address the members on non-Agenda, but Agency related matters.**
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7. **Report of the President**
8. **Report of the Executive Director**
 - (a) *Update on Governor's proposal to dissolve Redevelopment Agencies*
9. **Commissioners' Questions and Matters**
10. **Closed Session:** Pursuant to Section 54957 of the California Government Code, a public employee performance evaluation for the position of Executive Director.
11. **Adjournment**

REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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QUESTIONS MAY BE DIRECTED TO GINA E. SOLIS,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457

THE REGULARLY SCHEDULED COMMISSION
MEETING FOR
TUESDAY, AUGUST 16, 2011
HAS BEEN CANCELLED

Prepared and mailed Thursday, August 11, 2011

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



Note location of meeting

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AUG 24 2011

SPECIAL MEETING A G E N D A

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FRIDAY, AUGUST 26, 2011 • 3:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held at 1 South Van Ness, 5th Floor, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, two blocks from 1 South Van Ness. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
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OVER

SPECIAL MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business: None
4. Matters of New Business:

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (a) Adopting an Enforceable Obligation Payment Schedule pursuant to Community Redevelopment Law Section 34169(g), as required by AB 26, (Resolution No. 95-2011)

ADOPTION:

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: None
11. Adjournment

CANCELLATION NOTICE

REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francene Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



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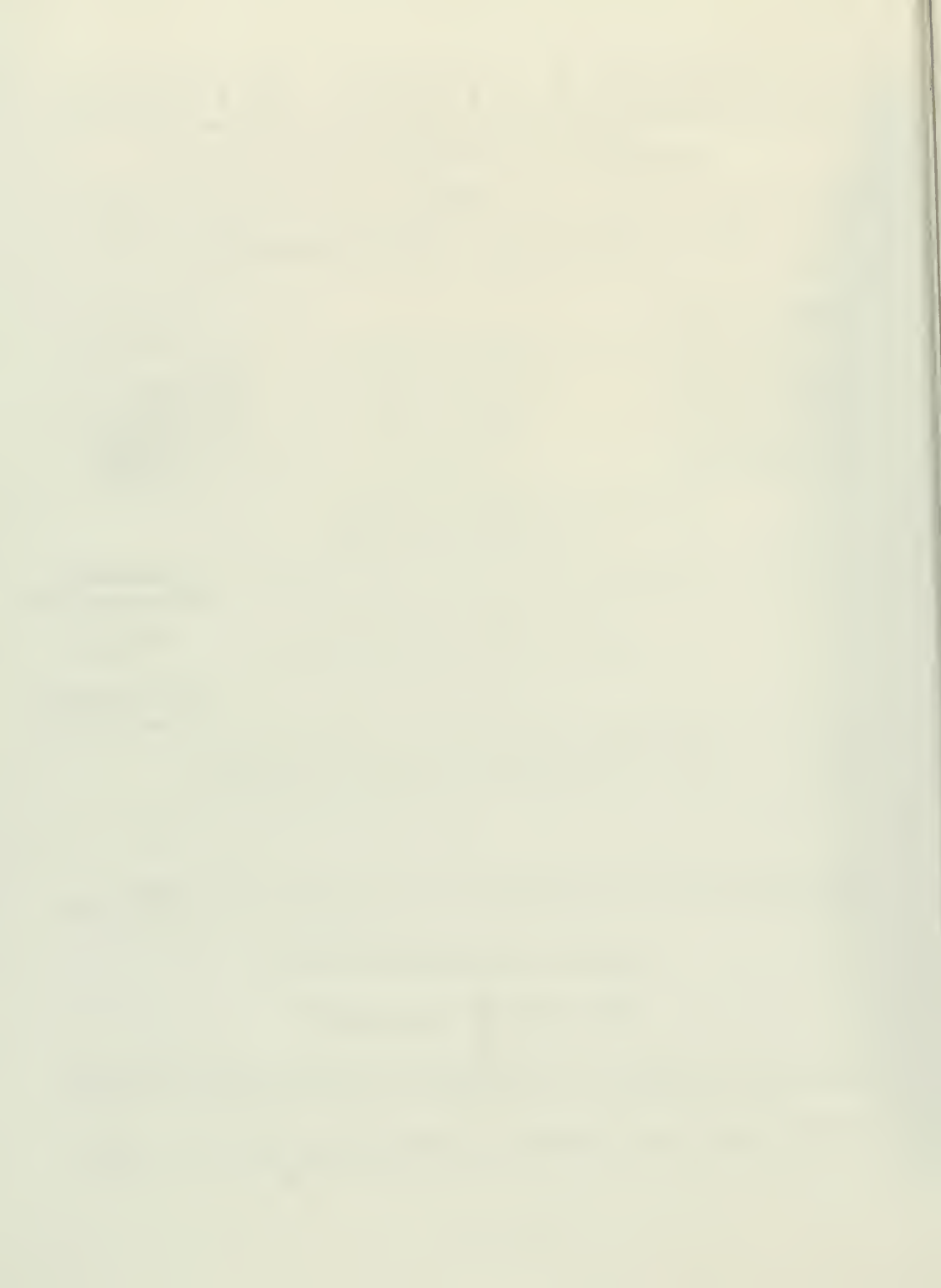
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**QUESTIONS MAY BE DIRECTED TO GINA E. SOLIS,
AGENCY COMMISSION SECRETARY, AT (415) 749-2457**

08-31-11A08:27 RCV D

**The Regularly Scheduled Commission Meeting for
Tuesday, September 6, 2011
Has Been Cancelled**

**The next Regularly Scheduled Commission Meeting
will be held on Tuesday, September 20, 2011, 4pm**



REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Frances Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



PLEASE NOTE CHANGE OF MEETING ROOM

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SEP 16 2011

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Tuesday, September 20, 2011 • 4:00 p.m.

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ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 263, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of June 21, 2011
- (b) Approval of Minutes: Regular Meeting of July 5, 2011
- (c) Authorizing a Second Amendment to the Legal Services Contract with Jones Hall, a Professional Law Corporation, to increase the contract amount by \$150,000, for a total aggregate amount not to exceed \$200,000, for specialized legal services in connection with the Financing Plan for the Candlestick Point- Hunters Point Shipyard Phase 2 Disposition and Development Agreement and other matters as determined by the Agency General Counsel: Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. (Resolution No. 96-2011)

ADOPTION:

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (d) Conditionally approving a Major Phase application for the new Salesforce.com corporate headquarters in Mission Bay (Blocks 26 – 34) pursuant to the Owner Participation Agreement with FOCIL-MB, granting a variance to the view corridor standards contained in the Mission Bay South Design for Development to accommodate one pedestrian bridge for Blocks 29-32, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Area. (Resolution No. 97-2011)

ADOPTION:

Staff presentation estimated time: 10 minutes

- (e) Authorizing a First Amendment to the Personal Services Contract with Treadwell & Rollo, a Langan Company, a New Jersey corporation, for the period covering September 20, 2011 through December 19, 2012, to increase the contract amount by \$1,251,620 for a total aggregate amount not to exceed \$2,701,880, for technical environmental review services in connection with; (1) the Phase 1 Development at the Hunters Point Shipyard and (2) the transfer of property at the Hunters Point Shipyard from the United States Department of the Navy to the Agency; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 98-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (f) Conditionally Authorizing Reimbursements to the City and County of San Francisco for Its Payment of the Community Remittance in an Amount Not to Exceed \$24,445,279 for Fiscal Year 2011-2012 and Other Amounts in Subsequent Fiscal Years, as Required under the Alternative Voluntary Redevelopment Program Established by AB 27 (Part 1.9 of the Community Redevelopment Law). Subject to a State Supreme Court Decision Upholding The Constitutionality Of AB 27. (Resolution No. 99-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (g) Adopting a First Amended Enforceable Obligation Payment Schedule pursuant to Community Redevelopment Law Section 34169(g), as required by AB 26. (Resolution No. 100-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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- *Please simply state your business or matter you wish the Commission or staff to be aware of.*
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- *If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at Gina.Solis@sfgov.org.*

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session: None

11. Adjournment



REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



PLEASE NOTE CHANGE OF MEETING ROOM

CITY HALL, ROOM *263
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfgov.org/sfra

2:40 p.m. msf
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SEP 30 2011

A G E N D A

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Tuesday, October 4, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
 6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
-

REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum

2. Report on actions taken at previous Closed Session meeting, if any.

At this time, the Agency Commission will consider taking Closed Session Item 10(a) out of order and recessing to Closed Session.

3. Matters of Unfinished Business. None

4. Matters of New Business:

- (a) Appointing an Interim Executive Director of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 101-2011)

ADOPTION: _____

- (b) Commending and expressing appreciation to Fred Blackwell for his dedicated service upon his departure from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 102-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session(s):

- (a) Pursuant to Government Code § 54957 (b) (1) regarding the appointment of an Interim Executive Director.
- (b) Conference with legal counsel, pursuant to Cal. Government Code Section 54956.9 (a), regarding existing litigation: San Francisco Redevelopment Agency v. Bank of America, et al.
- (c) Pursuant to Government Code § 54956 9(c), Conference with Legal Counsel regarding initiation of litigation: one potential case.

11. Adjournment

REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Riek Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Tiffany Bohee, Executive Director
Gina E. Solis, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
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A G E N D A Tuesday, October 18, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.

At this time, the Agency Commission will consider taking Closed Session Item 10(a) out of order and recessing to Closed Session.

3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Fourth Amendment to the Legal Services Contract with Shute, Mihaly & Weinberger LLP, a Limited Liability Partnership, to increase the contract amount by \$200,000, for a total aggregate amount not to exceed \$1,250,000, to provide specialized legal services related to public trust and state park issues for the Candlestick Point and Hunters Point Shipyard Phase 2 project; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. (Resolution No. 103-2011)
- (b) Adopting a Second Amended Enforceable Obligation Payment Schedule pursuant to Community Redevelopment Law Section 34169(g), as required by AB 26. (Resolution No. 104-2011)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (c) Amendment of Salary Step for Appointment of Tiffany Bohee as Interim Executive Director. (Resolution No. 105-2011)

Staff presentation estimated time: 10 minutes

- (d) Approving a predevelopment plan for museum space in a proposed mixed-use project on a site at 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277) as required under the Amended and Restated Memorandum of Understanding with the City and County of San Francisco, acting by and through its Arts Commission, and The Mexican Museum, a California nonprofit corporation. (Resolution No. 106-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (e) Workshop on the Schematic Design of 200 Sixth Street family housing (formerly known as the Hugo Hotel), 200 Sixth Street at Howard Street; South of Market Redevelopment Project Area.

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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- *If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at Gina.Solis@sfgov.org.*

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

- 10. Closed Session:** Pursuant to Section 54957 of the California Government Code, a public employee performance evaluation for the position of Interim Executive Director.

11. Adjournment

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Tiffany Bohee, Interim Executive Director
Gina E. Solis, Commission Secretary



CANCELLATION NOTICE

The Regularly Scheduled Commission Meeting for
Tuesday, November 1, 2011
Has Been Cancelled

The next Regularly Scheduled Commission Meeting
will be held on Tuesday, November 15, 2011, 4pm

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
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QUESTIONS MAY BE DIRECTED TO GINA E. SOLIS,
AGENCY COMMISSION SECRETARY, AT Gina.solis@sfgov.org (749-2457)

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Tiffany Bohee, Interim Executive Director
Gina E. Solis, Commission Secretary



11-10-11P02:04 RCVD

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NOV 10 2011

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Tuesday, Nov. 15, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business.
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of July 19, 2011
- (b) Approval of Minutes: Regular Meeting of August 2, 2011
- (c) Approval of Minutes: Special Meeting of August 26, 2011
- (d) Approval of Minutes: Regular Meeting of September 20, 2011
- (e) Approval of Minutes: Regular Meeting of October 4, 2011
- (f) Approval of Minutes: Regular Meeting of October 18, 2011
- (g) Adopting a Third Amended Enforceable Obligation Payment Schedule pursuant to Community Redevelopment Law Section 34169(g), as required by AB 26. (Resolution No. 107-2011)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (h) Status update on the formation of a quasi-public entity representing the BVHP area and Endorsing the Legacy Foundation for BayView Hunters Point's Plan of Action for the organization's start-up period; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 108-2011)

ADOPTION: _____

Staff presentation estimated time: 20 minutes

- (i) Workshop and update on the progress of the U. S. Department of the Navy's remediation program at the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session: (a) Pursuant to Section 54957 of the California Government Code, a public employee performance evaluation for the position of Interim Executive Director.

(b) Pursuant to Section 54956.9 (a) of the Government Code, conference with legal counsel regarding existing litigation: Arc Ecology v. San Francisco Redevelopment Agency, et al., No. C10-05523 (N.D. Cal. filed Dec. 6, 2010).

11. Report on action taken in Closed Session.

12. Adjournment.

REDEVELOPMENT AGENCY

of the

City and County of San Francisco

12-01-11P01:59 RCVD



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Tiffany Bohee, Interim Executive Director
Gina E. Solis, Commission Secretary



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TUESDAY, DECEMBER 6, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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-

REGULAR MEETING AGENDA

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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Adopting a Fourth Amended Enforceable Obligation Payment Schedule pursuant to Community Redevelopment Law Section 34169(g), as required by AB 26. (Resolution No. 109-2011)
- (b) Conditionally authorizing the Executive Director to begin negotiating a Personal Services Contract with Forster & Kroeger Landscape Maintenance, Inc., a California corporation, to provide landscape maintenance services in Community Facilities District No. 1, subject to a State Supreme Court decision regarding the authority of redevelopment agencies; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 110-2011)
- (c) Authorizing a Personal Services Contract with C.H. Elliott & Associates, a sole proprietorship, to provide real estate economic services for, a term of one year, with two, one-year extension options, exercised at the Executive Director's discretion, with a budget amount not to exceed \$55,500 for the first year, and for a total aggregate amount not to exceed \$166,500; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 111-2011)

ADOPTION: _____

REGULAR AGENDA

- (d) Election of President and Vice-President for the calendar year of 2012 for the San Francisco Redevelopment Agency Commission.

Staff presentation estimated time: 15 minutes

- (e) Conditionally Approving the Combined Basic Concept and Schematic Design for a residential building on Block 5 in the Mission Bay South Redevelopment Project Area and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 112-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (f) Conditionally Approving the Combined Basic Concept and Schematic Design for a residential building on Block 11 in the Mission Bay South Redevelopment Project Area and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 113-2011)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (g) Conditionally authorizing the Executive Director to draft an Exclusive Negotiation Agreement, approval of which is subject to a State Supreme Court decision regarding the authority of redevelopment agencies, with Golub Real Estate Corporation as lead developer for a high-density residential project on Blocks 6/7, located on Folsom Street between Fremont and Beale Streets; Transbay Redevelopment Project Area (Resolution No. 114-2011)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

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7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session: None
11. Adjournment

REDEVELOPMENT AGENCY
of the
City and County of San Francisco



Edwin M. Lee, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Tiffany Bohee, Interim Executive Director
Gina E. Solis, Commission Secretary



CANCELLATION NOTICE

The Regularly Scheduled Commission Meeting for
Tuesday, December 20, 2011
Has Been Cancelled

The next Regularly Scheduled Commission Meeting
will be held on Tuesday, January 17, 2012, 4pm

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REDEVELOPMENT AGENCY of the City and County of San Francisco



Edwin M. Lee, Mayor

Darshan Singh, President
Rosario M. Anaya, Vice President
Miguel M. Bustos
Francee Covington
Leroy King
Rick Swig
Agnes Briones Ubalde

Tiffany Bohee, Interim Executive Director
Gia Casteel-Brown, Interim Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
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A G E N D A

Tuesday, January 17, 2012 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

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to access staff reports and relevant materials – www.sfgov.org/sfra**

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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business.
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 15 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting of December 6, 2011.
- (b) Authorizing a Second Amendment to the Personal Services Contract with Helene Fried & Associates, a sole proprietorship, to extend the contract term by one year, expand the scope of services provided under the Contract, and to increase the contract amount by an amount not to exceed \$99,500, for a total aggregate contract amount not to exceed \$399,500, to provide consulting and support services for fabrication, installation and maintenance of public art for Hunters Point Shipyard, Parcel A; Hunters Point Shipyard Redevelopment Project Area.. (Resolution No. 1-2012)
- (c) Authorizing a First Amendment to the Personal Services Contract with MJM Management Group, a California Corporation, as the property manager of the Mission Bay Open Space System, to include Open Space Parcel P10 and increase the contract's management fee by \$19,232 for a total aggregate management fee not to exceed \$636,594; Mission Bay North and South Redevelopment Project Areas. (Resolution No. 2-2012)
- (d) Adopting a Fifth Amended Enforceable Obligation Payment Schedule pursuant to Community Redevelopment Law Section 34169(g), as required by AB 26. (Resolution No. 3-2012)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (e) Commending and Expressing Appreciation to Gina E. Solis for her Dedicated Service Upon Her Retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 4-2012)

ADOPTION: _____

Staff presentation estimated time: 15 minutes

- (f) Authorizing a First Grant Disbursement Agreement with The Mexican Museum, a California non-profit corporation, in an amount not to exceed \$750,000, for predevelopment work for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277). (Resolution No. 5-2012)

ADOPTION: _____

Staff presentation estimated time: 25 minutes

AGENDA ITEMS 4(g) THROUGH 4(i) WILL BE ACTED ON TOGETHER

- (g) Authorizing the Executive Director or her successor to award contract No. HPS 001-12 to the lowest responsive and responsible bidder as allowed under California Public Contract Code in an amount not to exceed \$1,500,000, for light demolition and environmental abatement to Building 813 at the Hunters Point Shipyard; and
- (h) Authorizing the Executive Director or her successor to award a construction contract to the lowest responsive and responsible bidder as allowed under California Public Contract Code for an amount not to exceed \$4,478,210 for the preservation of future development of Building 813 at the Hunters Point Shipyard; and
- (i) Authorizing the Executive Director or her successor to enter into a lien and/or any other documents necessary to effectuate the above transactions. (Resolution No. 6-2012)

ADOPTION: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

- *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
- *Please simply state your business or matter you wish the Commission or staff to be aware of.*
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- *If you have questions or would like to bring a matter to the Commissions attention, please contact the Interim Commission Secretary after the meeting or at Gia.Casteel-Brown@sfgov.org.*

7. Report of the President
8. Report of the Executive Director
(a) Status of Redevelopment
9. Commissioners' Questions and Matters
10. Adjournment

REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Edwin M. Lee, Mayor
Darshan Singh, President
Rosario M. Anaya, Vice President
Miguel M. Bustos
Francee Covington
Leroy King
Rick Swig
Agnes Briones Ubalde
Tiffany Bohee, Interim Executive Director
Gia Casteel-Brown, Interim Commission Secretary



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SPECIAL MEETING

A G E N D A

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Tuesday, January 31, 2012 • 3:00 p.m.

**** (Please note start of meeting time) ****

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ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site
to access staff reports and relevant materials – www.sfgov.org/sfra**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business.
 - (a) Authorizing the Executive Director or her successor to award contract No. HPS 001-12 to the lowest responsive and responsible bidder as allowed under California Public Contract Code in an amount not to exceed \$1,500,000, for light demolition and environmental abatement to Building 813 at the Hunters Point Shipyard; and
 - (b) Authorizing the Executive Director or her successor to enter into a lien and/or any other documents necessary to effectuate the above transactions; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 6-2012)
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 15 minutes

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- (a) Approval of Minutes: Regular Meeting of January 17, 2012.
- (b) Commending and Expressing Appreciation to Marie Browning for her Dedicated Service Upon Her Retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 7-2012)
- (c) Adopting a Sixth Amended Enforceable Obligation Payment Schedule pursuant to Community Redevelopment Law Section 34169(g), as required by AB 26. (Resolution No. 8-2012)

ADOPTION: _____

REGULAR AGENDA

Staff presentation estimated time: 10 minutes

- (d) Non-binding resolution to encourage successor agency to expand the Certificate of Preference Program; All Redevelopment Project Areas. (Resolution No. 9-2012)

Staff presentation estimated time: 20 minutes

AGENDA ITEMS 4(c) THROUGH 4(g) WILL BE ACTED ON TOGETHER

- (e) Conditionally approving the Combined Basic Concept and Schematic Design for a commercial building on Block 29 as part of the new Salesforce.com headquarters in Mission Bay, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, and adopting making environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 10-2012)
- (f) Conditionally approving the Combined Basic Concept and Schematic Design for a commercial building on Block 30 as part of the new Salesforce.com headquarters in Mission Bay, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, and adopting making environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 11-2012)
- (g) Conditionally approving the Combined Basic Concept and Schematic Design for a commercial building on Block 31 as part of the new Salesforce.com headquarters in Mission Bay, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, and adopting making environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 12-2012)
- (h) Conditionally approving the Combined Basic Concept and Schematic Design for a commercial building on Block 32 as part of the new Salesforce.com headquarters in Mission Bay, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, and adopting making environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution No. 13-2012)
- (i) Conditionally approving the Combined Basic Concept and Schematic Design for a publically-accessible town square and site landscaping on Blocks 29 - 32 as part of the new Salesforce.com campus in Mission Bay, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, and adopting making environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Resolution 14-2012)

ADOPTION: _____

5. Matters not appearing on Agenda

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7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session. Pursuant to California Government Code Section 54956.9 (a), conference with legal counsel regarding existing litigation: San Francisco Redevelopment Agency v. Bank of America, et al.

Report on action taken in closed session

11. Adjournment

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